

A-Engrossed

Senate Bill 1576

Ordered by the Senate February 13
Including Senate Amendments dated February 13

Sponsored by Senators PATTERSON, CAMPOS, Representative NELSON, Senator NERON MISSLIN, Representative JAVADI; Senators FREDERICK, JAMA, MANNING JR, REYNOLDS, Representatives ANDERSEN, CHAICHI, CHOTZEN, FRAGALA, GAMBA, HUDSON, MUÑOZ, NOSSE, WISE (Presession filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: Tells two state agencies to set rules for making housing easier to access and use for people with disabilities. Takes effect 91 days after the session ends. (Flesch Readability Score: 61.5).

Requires the Director of the Department of Consumer and Business Services to adopt rules to conform the state building code to accessibility requirements under the Fair Housing Act [*and to certain American National Standards Institute standards for housing accessibility*].

Prohibits the Housing and Community Services Department from funding new rental housing that is a subsidized development unless the housing meets specified accessibility standards.

Takes effect on the 91st day following adjournment sine die.

A BILL FOR AN ACT

1 Relating to accessibility standards for housing; creating new provisions; and amending ORS 447.220,
2 456.508 and 456.510; and prescribing an effective date.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1.** ORS 447.220 is amended to read:

5 447.220. [*It is*] The purpose of ORS 447.210 to 447.280 **is** to make affected buildings, including
6 but not limited to commercial facilities, public accommodations, private entities, private membership
7 clubs and churches, in the state accessible to and usable by persons with disabilities, as provided
8 in the Americans with Disabilities Act, and to make covered multifamily dwellings in the state ac-
9 cessible to and usable by all persons with disabilities, as provided in the Fair Housing Act. In re-
10 quiring that buildings and facilities be usable by persons with disabilities, [*it is not the intention of*]
11 the Legislative Assembly **does not intend** to require that items of personal convenience such as rest
12 rooms, telephones and drinking fountains be provided for members of the public who have disabili-
13 ties if [*they*] **the items of personal convenience** are not otherwise provided for members of the
14 public who do not have disabilities. [*However, pursuant to*] **Under** the Americans with Disabilities
15 Act **and the Fair Housing Act**, the Director of the Department of Consumer and Business Services
16 may, **however**, provide greater protection to individuals with disabilities by adopting more stringent
17 standards than prescribed by the Americans with Disabilities Act **or, for the purpose of making**
18 **covered multifamily dwellings and other types of dwellings in this state accessible to and**
19 **usable by all persons with disabilities, the Fair Housing Act.**

20 **SECTION 2.** ORS 456.508 is amended to read:

21 456.508. As used in ORS 456.510 and 456.513:

22 (1) "Accessible" means that housing complies with federal accessibility guidelines implementing

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted.
New sections are in **boldfaced** type.

1 the Fair Housing Amendments Act of 1988, 42 U.S.C. 3601 et seq., as amended and in effect on
 2 [January 1, 2004] **the effective date of this 2026 Act, or section 504 of the Rehabilitation Act**
 3 **of 1973 (29 U.S.C. 794), as amended and in effect on the effective date of this 2026 Act and**
 4 **as specified under 24 C.F.R. part 8, subpart C.**

5 (2) "Common living space" means a living room, family room, dining room or kitchen.

6 (3) "Contiguous units" means units that are on the same tax lot or on contiguous tax lots that
 7 have a common boundary[.], **including** tax lots that are separated by a public road [*are contiguous*
 8 *tax lots for purposes of this subsection*].

9 (4)(a) "New" means that the housing being constructed did not previously exist in residential
 10 or nonresidential form.

11 (b) "New" does not include the acquisition, alteration, renovation or remodeling of an existing
 12 structure.

13 (5) "Powder room" means a room containing at least a toilet and sink.

14 (6) "Rental housing" means a dwelling unit designed for nonowner occupancy under a tenancy
 15 typically lasting six months or longer.

16 (7) "Subsidized development" means housing that receives one or more of the following devel-
 17 opment subsidies from the Housing and Community Services Department:

18 (a) The federal low-income housing tax credit under 26 U.S.C. 42(a), if no part of the eligible
 19 basis prior to the application of 26 U.S.C. 42(i)(2)(B) was financed with an obligation described in
 20 26 U.S.C. 42(h)(4)(A), all as amended and in effect on [January 1, 2004] **the effective date of this**
 21 **2026 Act;**

22 (b) An agriculture workforce housing tax credit, as described in ORS 315.164;

23 (c) A loan that qualifies the lending institution for a subsidized housing loan tax credit, as de-
 24 scribed in ORS 317.097;

25 (d) Funding under the federal HOME Investment Partnerships Act, 42 U.S.C. 12721 to 12839, as
 26 amended and in effect on [January 1, 2004] **the effective date of this 2026 Act;**

27 (e) Moneys from the Oregon Housing Fund created under ORS 458.620; or

28 (f) Moneys from other grant or tax incentive programs administered by the Housing and Com-
 29 munity Services Department under ORS 456.559.

30 (8) "Visitable" means capable of being approached, entered and used by individuals with mobility
 31 impairments, including but not limited to individuals using wheelchairs.

32 **SECTION 3.** ORS 456.510 is amended to read:

33 456.510. (1) Except as provided in this section and ORS 456.513, the Housing and Community
 34 Services Department may not provide funding for the development of new rental housing that is a
 35 subsidized development unless:

36 (a) Each dwelling unit of the housing meets the following requirements:

37 (A) At least one visitable exterior route leading to a dwelling unit entrance that is stepless and
 38 has a minimum clearance of 32 inches.

39 (B) One or more visitable routes between the visitable dwelling unit entrance and a visitable
 40 common living space.

41 (C) At least one visitable common living space.

42 (D) One or more visitable routes between the dwelling unit entrance and a powder room.

43 (E) A powder room doorway that is stepless and has a minimum clearance of 32 inches.

44 (F) A powder room with walls that are reinforced in a manner suitable for handrail installation.

45 (G) Light switches, electrical outlets and environmental controls that are at a reachable height.

1 (b) For a development that has a shared community room or that has 20 or more contiguous
2 units, there is at least one powder room available for all tenants and guests that is accessible.

3 (c) **The subsidized development complies with the accessibility standards under section**
4 **504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended and in effect on the effective**
5 **date of this 2026 Act and as specified under 24 C.F.R. part 8, subpart C.**

6 (2) For a multistory structure without an elevator, this section applies only to dwelling units
7 on the ground floor of the structure.

8 (3) This section does not apply to agriculture workforce housing as defined in ORS 315.163 that
9 is located on a farm.

10 **SECTION 4. (1) The amendments to ORS 447.220, 456.508 and 456.510 by sections 1 to 3**
11 **of this 2026 Act become operative on January 1, 2027.**

12 **(2) The Director of the Department of Consumer and Business Services and the Housing**
13 **and Community Services Department may adopt rules and take any other action before the**
14 **operative date specified in subsection (1) of this section that is necessary to enable the di-**
15 **rector and the department, on and after the operative date specified in subsection (1) of this**
16 **section, to undertake and exercise all of the duties, powers and functions conferred on the**
17 **director and the department by the amendments to ORS 447.220, 456.508 and 456.510 by**
18 **sections 1 to 3 of this 2026 Act.**

19 **SECTION 5. This 2026 Act takes effect on the 91st day after the date on which the 2026**
20 **regular session of the Eighty-third Legislative Assembly adjourns sine die.**

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