

## SENATE AMENDMENTS TO SENATE BILL 1576

By COMMITTEE ON HOUSING AND DEVELOPMENT

February 13

On page 1 of the printed bill, delete lines 5 through 12.

In line 13, delete “3” and insert “1”.

On page 2, delete lines 3 through 45 and on page 3, delete lines 1 through 41 and insert:

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

“456.508. As used in ORS 456.510 and 456.513:

“(1) ‘Accessible’ means that housing complies with federal accessibility guidelines implementing the Fair Housing Amendments Act of 1988, 42 U.S.C. 3601 et seq., as amended and in effect on [January 1, 2004] **the effective date of this 2026 Act, or section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended and in effect on the effective date of this 2026 Act and as specified under 24 C.F.R. part 8, subpart C.**

“(2) ‘Common living space’ means a living room, family room, dining room or kitchen.

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

“(4)(a) ‘New’ means that the housing being constructed did not previously exist in residential or nonresidential form.

“(b) ‘New’ does not include the acquisition, alteration, renovation or remodeling of an existing structure.

“(5) ‘Powder room’ means a room containing at least a toilet and sink.

“(6) ‘Rental housing’ means a dwelling unit designed for nonowner occupancy under a tenancy typically lasting six months or longer.

“(7) ‘Subsidized development’ means housing that receives one or more of the following development subsidies from the Housing and Community Services Department:

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

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

“(c) A loan that qualifies the lending institution for a subsidized housing loan tax credit, as described in ORS 317.097;

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

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

“(f) Moneys from other grant or tax incentive programs administered by the Housing and Community Services Department under ORS 456.559.

1 “(8) ‘Visitable’ means capable of being approached, entered and used by individuals with mobility  
2 impairments, including but not limited to individuals using wheelchairs.

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

4 “456.510. (1) Except as provided in this section and ORS 456.513, the Housing and Community  
5 Services Department may not provide funding for the development of new rental housing that is a  
6 subsidized development unless:

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

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

10 “(B) One or more visitable routes between the visitable dwelling unit entrance and a visitable  
11 common living space.

12 “(C) At least one visitable common living space.

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

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

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

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

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

19 “(c) **The subsidized development complies with the accessibility standards under section**  
20 **504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended and in effect on the effective**  
21 **date of this 2026 Act and as specified under 24 C.F.R. part 8, subpart C.**

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

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

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

28 “**(2) The Director of the Department of Consumer and Business Services and the Housing**  
29 **and Community Services Department may adopt rules and take any other action before the**  
30 **operative date specified in subsection (1) of this section that is necessary to enable the di-**  
31 **rector and the department, on and after the operative date specified in subsection (1) of this**  
32 **section, to undertake and exercise all of the duties, powers and functions conferred on the**  
33 **director and the department by the amendments to ORS 447.220, 456.508 and 456.510 by**  
34 **sections 1 to 3 of this 2026 Act.”.**

35 In line 42, delete “7” and insert “5”.  
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