

SB 1561-7
(LC 96)
2/12/26 (RLM/ps)

Requested by SENATE COMMITTEE ON HOUSING AND DEVELOPMENT (at the request of
Senator Suzanne Weber)

**PROPOSED AMENDMENTS TO
SENATE BILL 1561**

1 On page 1 of the printed bill, line 7, delete “natural or involuntary
2 causes” and insert “a natural or involuntary event”.

3 Delete lines 25 through 27 and insert:

4 “(D) Comply with applicable building codes that were in effect on the date
5 the dwelling was damaged or destroyed.”.

6 On page 2, delete lines 3 through 11 and insert:

7 “(3) A damaged dwelling to be replaced under this section must be re-
8 moved, demolished, incorporated into the replacement dwelling or converted
9 to a nonresidential use within three months after the replacement dwelling
10 is certified for occupancy.

11 “(4) An application under this section must be filed within three years
12 following the date of the natural or involuntary event.

13 “(5) Construction of a replacement dwelling approved under this section
14 must commence no later than four years after the approval of the application
15 under this section becomes final.”.

16 “(6) A local government may delegate the approval of an application un-
17 der this section to:

18 “(a) A hearings officer, as defined in ORS 215.402 or 227.160;

19 “(b) A planning commission, as described in ORS 215.020; or

20 “(c) A planning director.

21 “(7) The findings of the local government or its designee in approving an

1 application under this section are not land use decisions and are subject to
2 review only under ORS 34.010 to 34.100. The local government may require
3 an applicant to give notice to certain nonparties and shall provide nonparties
4 an opportunity to submit written comments on the application in a manner
5 provided by ordinance. The findings and conclusions of the local government
6 are entitled to deference if there is any evidence to support the findings.”.

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