

HOUSING CREATORS & KILLERS

2025 LEGISLATIVE SESSION

Housing Killers & Creators is an initiative by the Oregon Home Builders Association to highlight legislative proposals that will either support or hinder housing development in our state. This resource will keep you informed on which bills are paving the way for more homes—and which ones are standing in the way.



- DIED



- PASSED



- AMENDED



CREATORS



HB 2178

The Act limits LUBA appeals to locals.



HB 2355

Would let more than one parcel of land be included in an annexation petition that does not require an election.



HB 2402

The Act tells agencies to look at their rules and simplify them.



SB 0048

This Act amends laws about home siting and construction.



KILLERS



HB 2254

Makes laws about unpaid wages for workers who work on construction projects.



SB 712

Provides for an annual increase of three percent in the maximum assessed value of property.



HB 2950

Makes LCDC update land use goals on public process and makes DLCD suggest changes to how goals are updated.



HB 3062

Makes new factories study and reduce harms to sensitive people.



SB 0440

raises the exemption amount and the filing threshold for the CAT for home builders.



SB 0462

This Act makes Business Oregon create a required course for land use planners.



HB 2400

Allows a rural homeowner to build a house for a relative.



HB 2422

Allow allows denser housing to be considered a rural use.



HB 2658

Stops cities and counties from making a builder complete a project that the city or county already has plans to build.



HB 2698A

Establishes a goal for home owning in this state.



HB 3136A

Allows more land professionals serve on planning commissions.



SB 0078

limits the size of replacement homes on forest or farm land.



SB 0079

Bans homes not for farm or forest uses in sensitive or unsuitable areas of lands zoned for farm or forest use.



SB 0151

Directs BOLI to conduct a wage theft study.



HB 2462

Changes some of the time limits for complaints to the Construction Contractors Board.



HB 3013

Details the process by which a permit or zone change that is based on provisions of a comprehensive plan or land use regulation.



HB 3065

This Act makes cities adopt local rental standards, which may include rent control.



HB 3105

The Act allows a person to assign a water right certificate to someone else.



HB 3154

This Act changes which lands may be called buildable.



HB 3172A

Tells an agency to create a grant program for reducing wildfire damage.



SB 101

Extends date by which one must open first-time home buyer savings account in order to claim tax benefits.



SB 438

This Act allows a rural homeowner to build a house for a relative.



SB 497

Tells a city or county that it may not set tighter standards than the state agency that puts out the building codes.



SB 500

The Act makes a new tax credit for building affordable houses.



SB 501

limits the appeal of a land use dispute to nearby opponents of the project who went to a hearing.



SB 49

The Act tells OHCS to study housing.



SB 73

This Act limits rezoning of farm and forest lands.



SB 426

The Act makes laws about unpaid wages for workers who work on construction projects.



SB 1153

The Act tells an agency to consider if changes to water rights will affect the public interest.



HB 2961

Increases the percentage of electrical service capacity for charging electric vehicles or electric vehicle charging stations that must be installed.



SB 1023

This Act blocks US adversaries from getting land, water or mineral rights.



SB 48

Limits to within an urban growth boundary a dwelling developer's ability to apply updated land use regulations to pending application.

**SB 502**

This Act awards legal fees against a third party who fails in appealing a land use decision.

**SB 521**

This Act makes more cities create urban reserves and allows building on them.

**SB 616**

Prohibits a local government from conditioning the development or use of property for needed housing based on the retention of trees.

**SB 678**

Undoes wildfire protection provisions adopted in Senate Bill 762 (2021).

**SB 878**

Allows an occupying homeowner outside of an urban growth boundary to site one additional family dwelling unit on the tract of the home.

**SB 898**

Authorizes certain cities with a demonstrated need for housing to add a project area to their urban growth boundary upon certain conditions.

**SB 974**

Reduces to 45 days the time under which a city or county must decide a land use application for single-family dwellings.

**SB 77**

Describes allowable home occupations on lands zoned for forest or farm use.

**SB 573**

Discontinues the return of surplus revenue refunds to taxpayers.

**SB 722**

Bans software rent and occupancy control and applies rent caps to younger rentals.

**HB 3062**

Requires local governments to map sensitive uses as part of a comprehensive plan.

**SB 54**

Requires that residential tenants be provided with indoor cooling or cooling spaces for multiunit buildings with 10 units or more.

**SB 1095**

Authorizes cities and counties to impose a fee on noncommercial residences that are vacant for more than 180 consecutive or cumulative days in a calendar year.

**SB 1154**

Modifies provisions of law related to declarations of ground water quality concern areas and ground water quality management areas.

**HB 3746**

For condos and homes in an HOA, this Act changes how construction defects and damages are handled.

**SB 101**

The Act extends date by which one must open first-time home buyer savings account in order to claim tax benefits.

**SB 83**

Eliminates certain building code standards and mapping requirements for wildfire hazard mitigation.

**SB 85**

Relating to wildfire risk reduction; and declaring an emergency.

**HB 3188**

Directs the Housing and Community Services Department to establish a program to guarantee against losses in mortgage loans that lenders extend to first-time home buyers.

**HB 2087**

Extends sunsets for certain tax credits and exemptions.

**HB 2138**

Expands allowable middle housing and expands middle housing requirements to include urban unincorporated lands.

**SB 444**

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.



HB 2258

Authorizes the Land Conservation and Development Commission to adopt rules requiring local governments to approve certain land use applications for residential developments



HB 2316

Allows designation by the Oregon Department of Administrative Services of certain state-owned and locally nominated lands within an urban growth boundary as home start lands to be used for affordable housing.



SB 1129

Requires the Land Conservation and Development Commission to amend its rules relating to urban reserves.