

OREGON HOME BUILDERS ASSOCIATION

2025

LEGISLATIVE REPORT



LETTER FROM THE PRESIDENT

Dear Members,

As we close the chapter on the 2025 Oregon Legislative Session, I want to personally thank each of you for your continued support, advocacy, and engagement. Your collective voice was critical in shaping the future of housing policy in our state—and I'm proud to say that your efforts made a real impact.

This year's session was historic. Lawmakers introduced an unprecedented 3,446 measures, including 3,185 policy bills—the highest volume since the early 2000s. With housing and homelessness remaining front-and-center in legislative debates, the Oregon Home Builders Association worked tirelessly to promote solutions that expand homeownership, increase housing production, and protect property rights.

Through strategic collaboration with industry partners and grassroots mobilization, we helped pass key reforms, amend problematic proposals, and defeat legislation that would have undermined Oregon's housing goals. Our team monitored hundreds of bills—testifying before committees, building relationships with lawmakers, and staying engaged every step of the way.

This session also marked the fourth time in 25 years that Democrats held supermajorities in both the House and Senate, which meant that tax and revenue bills could pass without minority party support. Yet despite that political landscape, many critical housing measures earned bipartisan backing, demonstrating that housing truly is a shared priority across party lines.

I want to thank you again for standing with us—whether you attended a hearing, testified remotely, reached out to your elected officials, or simply stayed informed. The 2025 session may have been record-breaking in its scope, but our commitment to solutions remained laser-focused.

Together, we are building more than homes—we're building opportunity, stability, and a stronger future for Oregon families.

Warm regards,

Mike Riddle
Riddle Construction
Board President





STANDING TOGETHER

A MESSAGE FROM OUR GOVERNMENT AFFAIRS COMMITTEE CHAIR

Dear Members,

As Chair of the Government Affairs Committee, I'm honored to share a brief reflection on the 2025 Oregon Legislative Session—a session that will be remembered for its scale, intensity, and the critical role our association played in shaping housing policy across the state.

This year, the Legislature introduced a record-breaking number of bills that had influence over the housing industry. From housing production and land use reform to construction liability and homeownership access, the session was packed with both challenges and opportunities. Thanks to your engagement and the tireless work of our committee and staff, OHBA was at the forefront of the conversation.

I want to extend my deepest appreciation to our Government Affairs Committee members, who dedicated many hours to reviewing legislation, providing content for amendments, and testifying. Your expertise and commitment ensured that our industry's voice was heard loud and clear. I also want to recognize our OHBA staff and lobby team, whose strategic guidance and relentless advocacy helped us secure key victories and prevent harmful proposals from advancing.

Together, we helped pass legislation that streamlines housing approvals, reduces liability for condominium construction, repeals wildfire maps, and expands access to homeownership. We also successfully amended or defeated bills that would have added unnecessary barriers to development. These outcomes are a direct result of your support, your action, and your belief in our mission.

As we look ahead, our work continues. The momentum we've built this session positions us to push even harder for pro-housing policies in the future. Thank you for standing with us—and for helping build a stronger, more resilient Oregon.

With gratitude,

Kelly Ritz
Stonebridge Homes
Chair, Government Affairs Committee



A YEAR OF PROGRESS FOR OREGON HOMEBUILDERS.

A MESSAGE FROM YOUR CEO

The 2025 legislative session marked a year of meaningful progress for Oregon's homebuilding industry. From advancing critical policy priorities to defeating harmful legislation, OHBA was at the table every step of the way—working to protect and promote the interests of our members. It was a session defined by impact, collaboration, and a renewed sense of engagement across our membership.

One of our core responsibilities at OHBA is making sure you members not only know what's happening at the Capitol—but also understand how it impacts your businesses and livelihoods. That's why we launched our weekly email update, Capitol Watch, during the 2025 legislative session.

The response was incredible. With an average 42% open rate, it's clear our members are eager for timely, relevant information. More importantly, we saw that information turn into action. When we needed voices—whether it was emails to legislators, testimony in hearings, or support for critical bills—you showed up. And it made a difference.

In addition, OHBA added a new tool to help you stay even more informed: the Housing Killers & Creators summary—available on our website throughout the 2025 legislative session. This running list highlighted the most impactful bills—those that would either help create more housing supply or stand in the way of progress. Updated regularly, the page gave members a quick, digestible view of what was moving through the Capitol and how each bill aligned with our mission to protect and promote Oregon homebuilding.

We're proud of what we've built with Capitol Watch and Killers & Creators, and we're committed to continuing that momentum. Because when members are informed and engaged, our entire industry is stronger.

Thank you to our lobby and policy team; Samantha Bayer and Scott Barrie, for your dedication and hard work. Thank you to our team who held things together at the office; Tiffany Nino, Brooke Limbach, Rabai, and Tanner Houlet.

— Jodi Hack, CEO
Oregon Home Builders Association



IT'S CLEAR OUR MEMBERS ARE EAGER FOR TIMELY, RELEVANT INFORMATION.

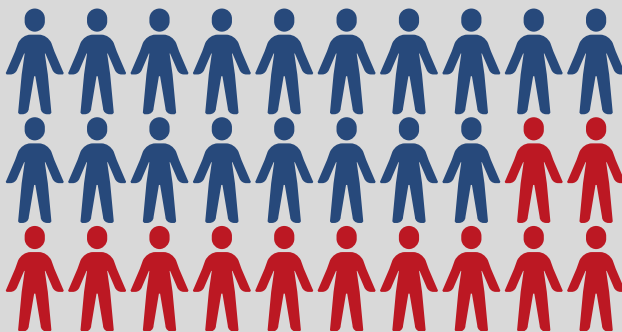
2025 OREGON LEGISLATURE

MEMBERS & LEADERSHIP



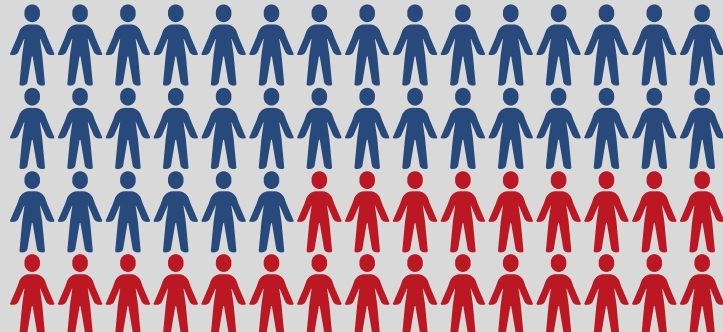
GOVERNOR
TINA KOTEK

SENATE



● Democrats - 18
● Republicans - 12

HOUSE



● Democrats - 36
● Republicans - 24



SENATE PRESIDENT
ROB WAGNER



HOUSE SPEAKER
JULIE FAHEY



SENATE MAJORITY LEADER
KAYSE JAMA



HOUSE MAJORITY LEADER
BEN BOWMAN



SENATE MINORITY LEADER
DANIEL BONHAM



HOUSE MINORITY LEADER
CHRISTINE DRAZAN

SHAPING POLICY IN 2025: OHBA'S LEGISLATIVE IMPACT

TOP LEGISLATIVE ISSUES WE TACKLED IN 2025

LAND USE AND HOUSING PRODUCTION

SB 974: SHOT CLOCK - ACCELERATING HOUSING DEVELOPMENT WITHIN URBAN GROWTH BOUNDARIES



This bipartisan legislation streamlines the approval process for residential construction on land zoned or planned for housing inside Oregon's UGBs. SB 974 simplifies land use reviews, sets clear timelines for engineering approvals, and expedites final platting and design sign-offs.

Key provisions include:

1. Engineering Plan Review Streamlined Establishes a 120-day deadline for local governments to review final engineering plans. The review timeline pauses when in the hands of the applicant if additional documentation is requested, and applicants may agree to extend to accommodate complex infrastructure needs.
2. Accelerated Upzoning Within the UGB Facilitates quicker approval for zone changes, planned unit developments, and variances to increase residential density on land already zoned or planned for residential use within the Urban Growth Boundary (UGB). The expedited process is similar to "limited land use" reviews and applies to primarily residential areas, excluding those designated for commercial, industrial, or institutional purposes.
3. Removal of Aesthetic-Only Design Standards Prohibits local governments from imposing purely aesthetic design standards—such as decorative columns, roof elements, or garage colors—on housing developments of 20+ units that include single-unit, middle housing, or manufactured homes. Key functional standards (e.g., setbacks, fire safety, accessibility) remain intact, and multi-family or small infill projects are excluded from this provision.

SUPPORTED

PASSED

HB 3746: BOOSTING CONDO DEVELOPMENT THROUGH LIABILITY REFORM

Introduces targeted reforms to Oregon's construction defect laws to stimulate condominium development.

Key provisions include:

- Statute Adjustment: Reduces the statute of ultimate repose from 10 to 7 years, aligning with nearby states and lowering long-term legal risk for builders.
- Pre-Litigation Resolution: Establishes a process (right to repair) allowing developers to resolve construction issues before lawsuits are filed.
- Mandatory Inspections: Requires building envelope inspections at critical phases to detect defects early and improve build quality.
- Housing Production Advisory Council Recommendations:
- Allows release of earnest money prior to construction to ease financing.
- Removes requirement to measure Limited Common Elements on plats, streamlining project approvals.

These changes do not include middle housing – townhomes, cottage clusters, ADU's, duplexes... This policy balances consumer protections with the need to expand Oregon's housing inventory through renewed condominium investment.

SUPPORTED

PASSED

LAND USE AND HOUSING PRODUCTION

SB 48: ENHANCING OREGON'S HOUSING PRODUCTION FRAMEWORK (SB 1537: UGB EXPANSIONS/ADJUSTMENTS)

Senate Bill 48 builds on the foundation laid by Governor Kotek's 2024 Housing Production Bill (SB 1537) by refining key provisions and expanding access for local governments. The bill clarifies procedures for cities seeking to use the one-time Urban Growth Boundary (UGB) expansion tool, making it easier for qualifying communities to add land for residential development.

In addition, SB 48 introduces clear definitions for terms previously undefined in the Housing Project Revolving Loan Program, improving transparency and usability. It also boosts the program's flexibility, allowing for more responsive and tailored support for housing projects across the state.

There is still more work to be done in future sessions on reducing barriers so more cities can qualify.

SUPPORTED  **PASSED** 

HB 2138 & HB 2258: GOVERNOR KOTEK'S MIDDLE HOUSING EXPANSION

Governor Tina Kotek advanced two major housing reform bills—HB 2138 and HB 2258—to accelerate residential development and expand housing options across Oregon.

HB 2138 redefines what qualifies as middle housing, including duplexes, triplexes, quadplexes, townhomes, and cottage clusters. It includes unincorporated areas. It simplifies the approval process for land divisions, reduces public notice and appeal requirements, and promotes single-room occupancy units in areas zoned for multifamily housing. A controversial provision retroactively nullifies private restrictions—such as CC&Rs excludes ADUs or middle housing types.

HB 2258 empowers the Land Conservation and Development Commission (LCDC) to adopt rules requiring local governments to approve certain residential projects using preapproved building plans developed by the Department of Consumer and Business Services. The goal is to cut through permitting delays and make housing development more predictable and efficient.

SUPPORTED  **PASSED** 

HB 2316: UNLOCKING PUBLIC LANDS FOR AFFORDABLE HOUSING

Allows the Department of Administrative Services (DAS) to make underutilized public lands available for affordable housing development. These properties, designated as home start lands, can be sold, leased, or transferred to support housing projects.

Additionally, local governments can nominate eligible sites for inclusion in the program. The bill aims to repurpose dormant public assets to help address Oregon's housing shortage and expand access to affordable housing.

SUPPORTED  **PASSED** 



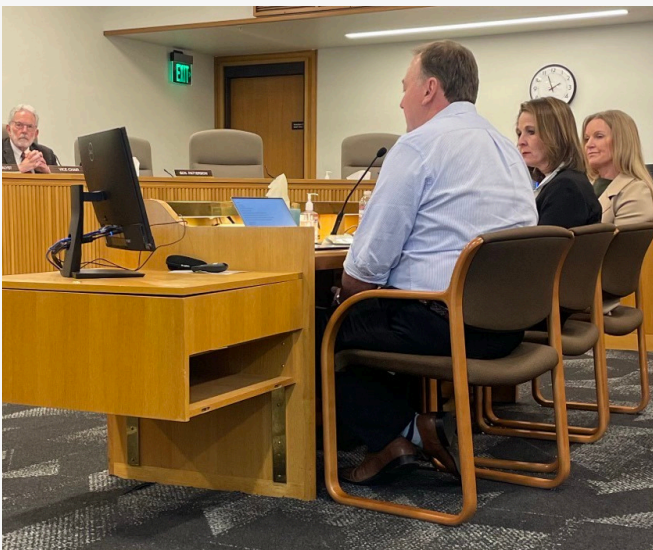
LAND USE AND HOUSING PRODUCTION

SB 73, 77, 78 & 79: PACKAGE OF BILLS THREATENED RURAL PROPERTY RIGHTS

Three Senate bills introduced during the legislative session aimed to impose sweeping restrictions on rural landowners. **SB 73** sought to end rezoning of unproductive farmland for urban uses. **SB 77** sought to tighten regulations on home-based businesses, **SB 78** proposed capping replacement dwellings on farm and forest land at 2,500 square feet, an **SB 79** would have drastically reduced the ability to build new homes on land designated for agricultural or forestry use.

These measures were an EXTREME threat to rural property development. Fortunately, strong grassroots engagement and help from our partners at OPOA and Realtors; all three proposals ultimately failed to advance beyond committee review.

OPPOSED  KILLED 



HB 3013: EXPANDED LEGAL STANDING IN LAND USE APPEALS

HB 3013 proposed a significant change to Oregon's land use appeal process by allowing third parties—not just directly involved stakeholders but those without standing influence decisions made by the Land Use Board of Appeals (LUBA). OHBA argued this would have opened the door to excessive litigation, creating new barriers for housing projects and other land use applications that are vital to community growth.

OPPOSED  KILLED 

SB 1129: MANDATES REVISIONS TO URBAN RESERVE PLANNING GUIDELINES

Instructs the Land Conservation and Development Commission (LCDC) to revise its urban reserve planning regulations, granting local governments the authority to designate select areas as lower priority for future urban reserve inclusion. This lower-priority classification would specifically apply to: Properties occupied by existing subdivisions or master-planned communities. Areas facing substantial physical limitations that make infrastructure development impractical or uneconomical.

SUPPORTED  PASSED 

FIRE/WATER/NATURAL RESOURCES/ENVIRONMENT

SB 83: REPEALING THE WILDFIRE HAZARD MAP AND RETURNING LOCAL OVERSIGHT

Senate Bill 83 eliminates Oregon's controversial statewide wildfire risk map, along with the associated mandates for defensible space and home hardening requirements. The repeal shifts authority back to local governments, allowing communities to tailor wildfire safety strategies to their unique landscapes. Importantly, the bill preserves funding for wildfire mitigation and preparedness programs, ensuring continued investment in resilience efforts. A big thank you goes to OPOA, Dave Hunnicutt and Samantha Bayer for their steadfast work on this issue.

SUPPORTED  **PASSED** 

SB 1153: THREAT TO WATER RIGHT TRANSFERS

This measure creates a new rule that blocks the Oregon Water Resources Department (OWRD) from approving water right transfers that could reduce streamflow and damage habitats for native migratory fish like salmon. Certain types of applications are exempt from the rule. The measure also sets a process for handling contested cases, allows the Oregon Water Resources Commission to define categories eligible for general approval, requires OWRD to consult with federally recognized Tribes if asked, and permits the agency to add conditions to some water right changes.

OPPOSED  **KILLED** 

SB 1154: STRENGTHENING GROUNDWATER OVERSIGHT WHILE PRESERVING HOUSING OPPORTUNITIES

Senate Bill 1154 updates Oregon's approach to managing groundwater contamination by refining procedures for Groundwater Quality Concern Areas (GWQCs) and Groundwater Quality Management Areas (GWQMAs). The legislation emphasizes collaboration between state agencies and local governments to more effectively address pollution concerns and protect water resources.

Originally, the bill included a provision that would have allowed counties to ban new residential construction and accessory dwelling units (ADUs) within designated GWQCs. Thanks to the advocacy efforts of the OHBA and its partners, that restriction was successfully removed—ensuring that environmental safeguards do not come at the expense of housing development.

AMENDED  **PASSED** 

FIRE/WATER/NATURAL RESOURCES/ENVIRONMENT

HB 3940: FUNDING WILDFIRE PREVENTION THROUGH NICOTINE PRODUCT TAXATION

House Bill 3940 introduces a new tax on oral nicotine products—such as ZYN pouches—charging \$0.65 per package (up to 20 units) and 3.25 cents per unit beyond that. Revenue from this tax, along with a portion of interest from the state's rainy-day fund, will be directed to wildfire mitigation efforts. Funds will support landscape restoration, defensible space creation, and home hardening grants, particularly in high-risk and underserved areas.

NEUTRAL  PASSED 

HB 3062: INDUSTRIAL DEVELOPMENT NEAR SENSITIVE SITES

This bill would have required cities to identify and map areas considered sensitive—such as schools, hospitals, and care facilities—as part of their comprehensive planning. Before approving industrial or commercial operations (like manufacturing, recycling, or auto repair) within 1,000 feet of these zones, local governments would have been obligated to conduct a public health impact analysis and hold community hearings to assess potential risks.

OPPOSED  KILLED 

BUILDING CODE & ENERGY

SB 54: COOLING REQUIREMENTS FOR MULTIFAMILY HOUSING

Senate Bill 54 was introduced to address the growing risks of extreme heat in Oregon by mandating cooling provisions in larger rental properties. The proposal would have obligated landlords of buildings with 10 or more units to ensure tenants had access to indoor cooling—either through devices like air conditioners or designated cool spaces—whenever outdoor temperatures surpassed 80°F. Additionally, the bill called for all newly built rental units (with permits issued after January 1, 2026) to be equipped with cooling systems in at least one room, excluding bathrooms. These systems could include central air, heat pumps, or portable units provided by the landlord. The bill sparked debate over implementation costs and infrastructure demands.

OPPOSED  KILLED 

BUILDING CODE & ENERGY

SB 444: REQUIRES DCBS TO CONFORM BUILDING CODE FOR ACCESABILITY

Directs the Department of Consumer and Business Services to establish regulatory guidelines that align the state's structural code with accessibility standards. These updated rules must ensure the inclusion of Type A accessible units as defined by the American National Standards Institute, with the following provisions:

- A minimum of 10% of dwelling units in buildings classified under Group R-2 must meet Type A accessibility criteria.
- For any building not designated as Group R-2 but containing more than 15 residential units, at least one unit must be constructed to comply with Type A accessibility standards.

AMMENDED  PASSED 

SB 1086: ESTABLISHES APPRENTICESHIP PROGRAM FOR BUILDING EINSPECTORS

The measure directs the Department of Consumer and Business Services to support the Oregon Building Officials Association in crafting an apprenticeship plan for building inspectors. This program would fulfill practical experience standards equivalent to current training requirements and be presented to the State Apprenticeship and Training Council for approval. The initiative aims to address building inspector workforce gaps, promote stable career paths, and bolster efforts to meet Oregon's housing needs.

SUPPORTED  PASSED 

WAGE THEFT

SB 426: EXPANDING ACCOUNTABILITY FOR CONSTRUCTION WAGE VIOLATIONS

Senate Bill 426 introduces a major shift in Oregon's construction labor laws by holding property owners and general contractors jointly and severally responsible for unpaid wages owed to non-union workers employed by subcontractors—even if the subcontractor has already received full payment.

This legislation targets wage theft in the construction industry, to address claims that workers cannot recover earned wages. Under SB 426, affected employees or their representatives can pursue legal action against both the owner and the direct contractor to recover unpaid compensation, fringe benefits, and associated penalties. However, the bill includes an exemption: owners are not liable if the construction work is performed on their primary residence or on owner properties with five or fewer residential or commercial units located on a single tract. This amendment helps shield small-scale property owners from the broader liability imposed by the bill.

OPPOSED  PASSED 

HOMEOWNERSHIP

HB 3188: SUPPORTING FIRST-TIME HOMEBUYERS THROUGH RISK-SHARING

House Bill 3188 proposed the creation of a loan loss guarantee fund managed by Oregon Housing and Community Services. The fund was designed to reduce financial risk for lenders offering zero-down mortgages to eligible first-time buyers. By covering potential losses, the initiative aimed to encourage more institutions to provide accessible home financing options—especially for those struggling to save for a down payment.

The bill represented a strategic effort to expand homeownership opportunities while maintaining lender confidence. Although it did not advance, HB 3188 sparked important conversations about affordability and innovation in Oregon's housing market.

SUPPORTED  DIED 

HB 2087: EXTENDING ACCESS TO FIRST-TIME HOME BUYER SAVINGS ACCOUNTS

House Bill 2087 updates Oregon's tax policy by extending the expiration dates for a dozen tax expenditure programs that were approaching their sunset. Among the changes, the bill pushes back the deadline to open a First-Time Home Buyer Savings Account from January 1, 2027 to January 1, 2032. This extension gives aspiring homeowners more time to take advantage of tax-advantaged savings opportunities designed to ease the financial burden of purchasing a first home.

The measure reflects ongoing efforts to support housing affordability and financial readiness for Oregon residents entering the housing market.

SUPPORTED  PASSED 

HB 2698: SETTING OREGON'S LONG-TERM HOMEOWNERSHIP VISION

House Bill 2698 enacts a 20-year statewide homeownership target in Oregon law. The goal is to gradually increase the state's homeownership rate by 1.65 percentage points every five years, aligning with the Oregon Housing Needs Analysis cycle. This incremental approach aims to reach a 70% homeownership rate by 2045.

SUPPORTED  PASSED 



ADDITIONAL BILLS

SB 722: RENT STABILIZATION REFORM FOR NEW HOUSING

Senate Bill 722 proposed a major shift in Oregon's rent control policy by shortening the exemption period for newly built rental units—from 15 years down to 7. This exemption reduction threatened previously negotiated terms (during the passage of rent control) and would have threatened newly built rental units.

The bill also sought to ban the use of algorithmic software by landlords to set rental prices and manage occupancy, citing concerns over price manipulation and unfair market practices. These tools have come under scrutiny nationwide for contributing to inflated rents and reduced affordability.

OPPOSED



KILLED



SB 1095: VACANT HOME FEE AUTHORITY

Senate Bill 1095 aimed to address housing availability by giving local governments the power to charge fees on residential properties that remain vacant for more than 180 days in a calendar year. The measure targeted noncommercial homes and was designed to encourage property owners to either occupy or rent out unused housing stock.

OPPOSED



KILLED



HB 3136: PROMOTING FAIR REPRESENTATION ON PLANNING COMMISSIONS

House Bill 3136 modernizes Oregon's approach to planning commission membership by removing a long-standing restriction that limited the number of real estate and builder/developer professionals who could serve as voting members. Previously, no more than two individuals involved in buying, selling, or developing property were allowed to participate on city or county planning commissions—regardless of their specific roles or specialties.

The bill preserves a broader rule that promotes occupational diversity, ensuring that no more than two members from the same profession serve at the same time. By eliminating the targeted cap while maintaining balanced representation, HB 3136 allows planning commissions to better reflect the full range of community expertise.

SUPPORTED



PASSED



ADDITIONAL BILLS

HB 2658: FAIRNESS IN FRONTAGE IMPROVEMENT REQUIREMENTS

House Bill 2658 addresses a long-standing concern for homeowners and small business owners undertaking modest property renovations. The legislation prohibits local governments from requiring applicants to fund or construct frontage improvements—such as sidewalks, curbs, or street corners—as a condition of receiving a building permit, unless specific criteria are met.

The bill ensures that property owners aren't unfairly burdened with costs for public infrastructure already planned or funded by government agencies. It also ensures local jurisdictions must coordinate with permit applicants and the Oregon Department of Transportation (ODOT) when frontage improvements are required along state highways.

Exceptions are made for ADA compliance and larger-scale developments, preserving necessary infrastructure standards while protecting smaller projects from excessive cost-shifting.

NEUTRAL  PASSED 



FIGHTING FOR A **STRONGER** FUTURE IN OREGON HOMEBUILDING.

13 OHBA SUPPORTED
BILLS PASSED

22 OHBA OPPOSED
BILLS DIED

2 OHBA OPPOSED
BILLS AMMENDED

HOUSING 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 0078

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



SB 0462

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



SB 0079

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



HB 2400

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



SB 0151

Directs BOLI to conduct a wage theft study.



HB 2422

Allow allows denser housing to be considered a rural use.



HB 2462

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



HB 2658

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



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 2698A

Establishes a goal for home owning in this state.



HB 3065

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



HB 3136A

Allows more land professionals serve on planning commissions.



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.