The short 2018 Legislative Session adjourned early, eight days before the constitutional deadline. Several land use related bills were introduced, primarily intended to provide technical fixes to or clarification of legislation passed in 2017, all of which can be found here on the Oregon Chapter of the American Planning Association’s (OAPA) legislative tracking sheet. (Note that bills that appear in gray are dead but are included here for reference.) Testimony submitted by OAPA during this session, as well as the Chapter’s legislative and policy priorities can be found here.

The following is a list of the significant land use bills that passed this session:

**SB 1533** – Equine Therapy in EFU Zones: Allows facility providing equine and equine-affiliated therapy or counseling that incorporates activities utilizing nonclinical setting to be established in area zoned for exclusive farm use if certain conditions are met.

**HB 4006** – Rent burdened household reporting and public meetings: Relating to housing; and declaring an emergency. Requires Housing and Community Services Department to annually provide to each city with population greater than 10,000 data showing percentage of renter households in city that are severely rent burdened. Requires city in which at least 25 percent of renter households are severely rent burdened to complete survey related to affordability of housing within city and to hold public meeting to discuss issue. Requires each city with population greater than 10,000 to submit annual report to Department of Land Conservation and Development setting forth total number, within certain categories, of residential units permitted and produced in preceding calendar year. Appropriates moneys to Department of Land Conservation and Development for purpose of providing technical assistance to local governments in increasing affordability of housing, with priority to cities in which at least 25 percent of renter households are severely rent burdened. Appropriates moneys to Housing and Community Services Department for purpose of studying cost of affordable housing and providing technical assistance grants to promote development of subsidized affordable housing. Declares emergency, effective on passage.

**HB 4007** – Document Recording Fee & First Time Homebuyer’s Savings Account: Relating to housing; prescribing an effective date; and providing for revenue raising that requires approval by a three-fifths majority. Permits individual to create first-time home buyer savings account with financial institution to pay or reimburse account holder's eligible costs for first-time purchase of single family residence. Allows subtraction from account holder's federal taxable income of amounts contributed to first-time home buyer savings account during each tax year. Exempts from taxation amount of interest and other income earned on account. Establishes amount and time limitations on subtractions and exemptions from taxable income. Provides that withdrawals for purposes other than approved purposes are taxable income to account holder and subject to penalty. Applies to tax years beginning on or after January 1, 2019, and before January 1, 2037. Increases amount of fees charged and collected by county clerks to record or file certain real...
property documents and transferred to Housing and Community Services Department accounts for housing-related programs. Exempts county tax collectors from paying certain fees. Takes effect on 91st day following adjournment sine die.

**HB 4010** – Establishes Task Force on Addressing Racial Disparities in Home Ownership. Directs task force to compile data concerning levels of home ownership among people of color in this state and identify barriers to home ownership. Requires task force to recommend solutions, including legislation, to modify practices or procedures for mortgage loan applications and approvals to eliminate any impermissible discrimination or barriers. Requires task force to report to Legislative Assembly by September 15, 2019. Sunsets December 31, 2019. Declares emergency, effective on passage.

**HB 4031** - Bill Relating to the Use of Land: The bill provides fixes to legislation that was passed in 2017; HB 2031, HB 2743, and SB 1051. The fixes were identified as necessary for the implementation of the previously passed bills. The bill also renews that guest ranch statute (Sections 1 to 6, chapter 84, Oregon Laws 2010) that sunset on January 2, 2018 (Metolius bill). Permits and regulates establishment of guest ranches on eastern Oregon exclusive farm use lands. Deems certain existing guest ranches conforming uses. Sunsets guest ranch provisions on April 15, 2020. Provides that coastal county approval of application for small-scale recreation community subject to federal licensure shall constitute acknowledged exception to applicable statewide planning goal with which such use would not otherwise comply. Amends standards for review of small-scale recreation community application. Limits applicability of certain accessory dwelling unit allowances within urban growth boundary. Becomes operative July 1, 2018. Reduces minimum distance from large city of cities eligible to be selected by Land Conservation and Development Commission for economic development pilot program. Corrects erroneous cross-reference in statute. Declares emergency, effective on passage.

**HB 4124** – Relating to remanded land use decisions; and declaring an emergency. Allows county governing body, upon remand of matter from Land Use Board of Appeals to county, to have planning commission or hearings officer conduct hearing and make decision regarding lands designated under statewide planning goal addressing agricultural lands or forestlands. Requires county governing body to review planning commission or hearings officer decision and take one of three specified actions on decision. Declares emergency, effective on passage.

**HB 4059** – Transportation package fix bill: Modifies and adds laws related to transportation. Takes effect on 91st day following adjournment sine die.