



Land Use Planning Division
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Welcome

to Multnomah County Land Use Planning. Our planning staff is here to assist you in understanding rules for developing property and to help you tailor your project to meet them. As part of that effort, we have developed a series of handouts to explain the development standards and processes that you will need to follow. This handout explains what is required to place a Temporary Dwelling for a Health Hardship in unincorporated Multnomah County.

What is a Temporary Dwelling for a Health Hardship Permit?

The purpose of the Temporary Dwelling for a Health Hardship Permit is to allow for the daily supervision of the daily care needs for a person who has a demonstrated health hardship by allowing the placement of a temporary dwelling on property that currently has an existing, lawfully established single family residence. The permit is temporary in nature and requires the temporary dwelling to be removed when the hardship no longer exists, or when the person with the hardship no longer resides on the property. The infirmity must be a need for daily supervision due to cognitive impairment and/or a need for daily assistance as a result of age, physical impairment and/or poor health. A financial hardship, child care, maintenance of home or property, or other convenience arrangements are not considered health hardships.

What is in this handout?

- What is a Temporary Dwelling for a Health Hardship Permit?
- Why do I need a permit?
- How do I apply?

Why Do I need a Permit for a Temporary Dwelling for a Health Hardship?

Properties in rural Multnomah County are generally limited to one single family dwelling; however, there is a recognized need for accommodations for health hardships given the limited options for care available in rural areas. The review is needed in order to verify the circumstances meet the approval criteria, are temporary in nature, will be safe, and to determine the relationship between the person needing care and the person(s) providing care.

How Do I Apply for a Temporary Dwelling for a Health Hardship Permit?

The following information is required for a Temporary Health Hardship Permit application:

- A signed General Application Form
- A Health Hardship Medical Verification Form signed by a physician dated within 90-days of the initial application submission
- Verification of ownership on the property (a title report issued within the last 30 days may be required)
- A copy of the current property deed
- Copy of the deed first creating the property in its current configuration, if no previous Lot of Record Findings have been made (see Lot of Record handout for further instruction)
- Verification the existing dwelling was lawfully established
- Maps of the property (2 copies), showing all information listed on the Building Permit/Type II Permit Checklist
- A Certification of on-site Sewage Disposal to be completed by the Portland Sanitation Office (including confirmation that the temporary dwelling will be connected to the same system as the permanent dwelling)
- Filing fee (see current fee schedule)
- Verification of Water Source
- Fire Service Agency Review Form

Related Handouts:

- Building Permit Checklist
- Type II Process Steps
- Medical Verification Form

Temporary Dwelling for Health Hardship

The Health Hardship Medical Verification Form will require you to allow your doctor or physician to release some limited medical information to Land Use Planning in order to process your application. Please note that the information does not require releasing specific medical information on a condition. Rather, it allows your physician to verify there is a need for supervision and daily care.

In addition to the information above, an application for a Temporary Dwelling for a Health Hardship will need to demonstrate the following:

- The person with the health hardship is either one of the property owners, or is a relative of one of the property owners, and
- If the person with the health hardship is a relative of one of the property owners, the care provider will be a relative living on the property.*
- The temporary dwelling is located within 100-feet of the existing, lawfully established dwelling (Adjustments or Variances may be requested to modify the 100-foot requirement, but there must be a significant obstacle to locating within 100-feet, such as steep slope, a stream or creek, etc.)
- The temporary dwelling must be connected to the same utilities as the existing lawfully established dwelling.
- The temporary dwelling must use the existing driveway on site, although the driveway may be extended.
- A covenant must be recorded stating the hardship dwelling is temporary and must be removed after the hardship ceases or is no longer necessary. See the Planner on Duty for the covenant to be recorded.
- In the CFU and EFU zones, a statement must be recorded acknowledging the rights of nearby owners to conduct forest and farm practices. See the Planner on Duty for the covenant to be recorded.

Temporary Dwelling for a Health Hardship permits are good for TWO (2) years after the date of the final approval. They may be extended upon satisfaction of the approval criteria and review by Land Use Planning. More than one extension may be granted but they are limited to a period of two years from the date the permit would have otherwise expired. **An extension request must be submitted with the appropriate fee at least 90-days prior to the expiration of the permit.**

The County uses a Type II process to review most Temporary Health Hardship applications (see Type II Land Use Review Process handout for explanation of this process).

If at any point you have questions, please contact our staff and they will be happy to assist you.

*** A relative is defined as a child, parent, stepparent, grandchild, grandparent, step-grandparent, sibling, step-sibling, niece, nephew or first cousin of either.**