

Bills Passed in the 2025 Regular Session

This table will be updated – last update 7/18/2025

Bill Number	Description	ORS Section Amended	Status / Effective Date	Code Amendment Required?
SB 75	Counties may allow the construction of one ADU in rural residential zones subject to criteria such as 900 sq. ft. floor area max and must be within 100 ft. of primary dwelling. – Removes tie to statewide fire hazard map, but requires property to be served by a fire protection service provider. The ADUs are prohibited as short-term rentals. ADUs must remain on the same lot as the primary dwelling.	ORS 215.495 ORS 215.291	6/27 (S) President signed 6/27 (H) Speaker signed Governor's Office - Awaiting signature	Optional for Counties. If County approves, code amendments must meet the min. standards in the bill.
SB 974	Requires expedited review of land use applications for housing. Establishes timelines for to process 'final engineering plans' for residential development withing urban growth boundaries. Requires final approval or denial of site development permits within 120 days from complete application submission. Fore certain types of residential applications such as zone changes or PUDs, removes requirement for initial public hearing – instead requiring a 14-day written comment period. Limits the application of residential design standards for housing developments of 20 or more units with exceptions for health, safety, and natural resources protections. Creates new standards for review at LUBA.	Chpt. 330 2025 Laws ORS 197A ORS 197.830 ORS 197.835	6/9 (S) President signed 6/9 (H) Speaker signed 6/23 Governor signed Effective date: 7/1/2026 Section on residential design standards sunsets on 1/2/2033.	Yes

HB 2138	Addresses housing by making it easier to build "middle housing," in more neighborhoods. This includes duplexes, triplexes, fourplexes, cottage clusters, townhomes, and accessory dwelling units (ADUs).	<p>ORS 34.020, 34.102, 92.031, 92.044, 92.325, 93.277, 94.776, 184.453, 184.633, 197.015, 197.090, 197.200, 197.245, 197.360, 197.365, 197.724, 197.794, 197.796, 197.825, 197.830, 197A.015, 197A.400, 197A.420, 197A.430, 197A.465, 197A.470, 215.402, 215.416, 215.427, 215.429, 223.299, 227.160, 227.173, 227.175, 227.178, 227.179, 227.184, 421.649, 476.394</p> <p>Additionally repeals ORS 92.377, 197.370, 197.375, 197.380, 197.726, and 197.727</p>	<p>6/30 (H) Speaker signed 6/30 (S) President signed</p> <p>7/17 Governor signed</p> <p>Effective Date: Depends on provisions. Some effective immediately.</p> <p>1/1/2027: Local governments must comply with new requirements imposed under the amendments to ORS 197A.430 related to single room occupancies.</p> <p>1/1, 2028: LCDC) is required to adopt rules.</p>	Yes
HB 2256	Exempts the seller and the nonprofit purchaser of a nonprofit, public body or tribe that purchases property for conservation purposes from civil or criminal liability for selling certain units of land not lawfully established. Cancels exception for a purchaser who resells the land	<p>Chpt. 51 2025 Laws</p> <p>ORS 92.018 ORS 92.990</p>	<p>5/6 (H) Speaker signed 5/6 (S) President signed</p>	No

	to the private market within five years of the land being deeded for conservation purposes.		5/12 Governor signed Effective date: 1/1/2026	
HB 2258	Authorizes the LCDC to adopt rules requiring local governments to approve certain land use applications for residential developments on residential zoned land within the UGB using building plans preapproved by the Department of Consumer and Business Services. Requires adoption of initial rules by January 1, 2027 . Authorizes the Department of Consumer and Business Services to develop a process to preapprove residential building plans.	ORS 197A ORS 197A.420 ORS 455	6/24 (H) Speaker signed 6/24 (S) President signed 7/17 Governor signed Effective date: 1/1/2026	Yes – after rulemaking concludes
HB 2316	Allows the Oregon Department of Administrative Services (DAS) to designate underutilized state-owned or nominated local lands within urban growth boundaries as "home start lands." These lands are primarily for developing affordable housing for low and moderate-income households and are exempt from some local land use regulations and property taxes for up to five years. The initiative also establishes the Home Start Lands Fund to finance affordable housing development.	Undetermined	6/30 (H) Speaker signed 6/30 (S) President signed 7/17 Governor signed Effective Date: 9/26/225	Yes
HB 2347	Authorizes DLCD to assist federally recognized tribes with housing production planning. Enacts several technical changes to land use laws, including updating terminology (e.g., "single-family" to "single-unit"), modifying land use application review processes so decisions can be based on standards at the time of initial submission or, for housing, at the applicant's request, current standards. Additionally, for "needed housing" applications inconsistent with plans, local governments must allow applicants to propose amendments or conditions. The bill also revises the annual reporting	ORS 93.277, 195.300, 197.478, 197.493, 197.522 (added and made part of ORS chapter 197A, and then amended), 197.665, 197.667, 197.670, 197.761, 197A.015, 197A.018, 197A.030, 197A.100, 197A.110, 197A.245, 197A.270, 197A.348, 197A.350, 197A.370, 197A.395, 197A.420, 197A.425, 197A.430, 197A.465, 197A.470, 215.203,	5/1/(H) Speaker signed 5/1 (S) President signed 5/8 Governor signed Effective date 1/1/2026	Yes

	deadline for cities to DLCD regarding residential unit permits and production and establishes a framework for local governments to grant specific adjustments to development and design standards for housing projects under certain conditions.	215.213, 215.236, 215.284, 215.293, 215.296, 215.317, 215.427, 215.490, 215.495, 215.501, 215.705, 215.730, 215.750, 215.757, 227.178, 227.450, 329A.440, 418.960. Also adds a new Section 8b, to ORS chapter 197 for the purpose of clarifying land use law, specifically regarding "single-unit housing" and "multiunit housing" terminology		
HB 2411	Establishes the Industrial Site Loan Fund, managed by the Oregon Business Development Department. This fund will offer case-by-case financial assistance—including loans, forgivable loans for planning, or bond purchases—to public entities or private landowners for eligible industrial land projects. These projects encompass planning, infrastructure development, land acquisition, and environmental remediation, with the fund continuously appropriated from sources like lottery funds and loan repayments.	ORS 285B.012	6/30 (H) Speaker signed 6/30 (S) President signed Governor's Office - Awaiting signature	No
HB 3031	Establishes a program through which the Oregon Infrastructure Finance Authority (OIFA) may provide financial assistance for infrastructure to support the development of housing. Requires OIFA to finance roads and pipes to support new home building. The program will offer financial assistance in the form of grants, loans, or forgivable loans to various entities like cities, counties, and tribal councils for projects that primarily support proposed housing developments.	ORS 285B.410 to 285B.482	6/30 (H) Speaker signed 6/30 (S) President signed 7/17 Governor signed Effective Date: 7/1/2025	No

HB 3136	Modifies an existing rule concerning real estate professionals on county planning commissions. Previously, the rule limited to two the number of voting members principally engaged in real estate for profit. The new rule specifies that this restriction now only applies to commissions with five or fewer members. Larger commissions can have more than two real estate professionals serving as voting members.	ORS 215.030 and ORS 227.030	6/12 (H) Speaker signed 6/12 (S) President signed 6/20 Governor signed Effective Date: 1/1/2026	Yes
HB 3145	Relates to factory-produced housing and allows the Housing and Community Services Department (OHCS) to use Local Innovation and Fast Track (LIFT) Housing Program Fund moneys for factory-built housing for low-income households. The bill defines "factory-produced housing" broadly to include manufactured dwellings, prefabricated structures, or other modular components. OHCS is required to contract with the Network for Oregon Affordable Housing (NOAH) to support the factory-built housing industry, including convening an advisory committee, providing recommendations, and offering technical assistance.	ORS 458.480 to 458.490	6/30 (H) Speaker signed 6/30 (S) President signed 7/17 Governor signed	No
HB 3560	Expands the permissible locations for child care facilities and streamlines the establishment of child care centers and family child care homes by modifying existing land use regulations. Designates family child care homes as residential uses and permits them in all residential or commercial zones, while also broadening the zones where child care centers are allowed, including certain multiunit residential, commercial, and industrial areas. Requires cities and counties to update land use code within one year to comply with the new requirements.	ORS 243.560 and 329A.440.	5/20 (H) Speaker signed 5/20 (S) President signed 5-27 Governor signed Effective date January 1, 2026	Yes Required within one year of effective date.

3589	Requires the Housing and Community Services Department (OHCS) to create a senior housing development initiative, emphasizing accessible housing for older adults and people with disabilities	ORS 317.097	6/27 (H) Speaker signed 6/27 (S) President signed Governor's Office - Awaiting signature	No
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State Rulemaking:

Excerpted from the DLCD Website at <https://www.oregon.gov/lcd/LAR/Pages/Rulemaking.aspx>

Farm Stands in EFU and Agri-tourism – OAR 660-033-0130

Background

Farm Stand Regulations

In (EFU) zones, farm stands are a permitted use, allowing the sale of farm crops or livestock grown on-site or in the local agricultural area. These stands can also sell related retail items and host events to promote their products. However, income from these incidental sales and promotional activities is limited to 25% of the farm stand's total annual sales.

These provisions are outlined in 215.283(1)(o), which specify that farm stands must be designed for the sale of farm products and cannot include structures for residences, banquets, public gatherings, or other non-farm-stand activities.

The Farm Stand Rulemaking explores five topics identified by the 2025 legislative agri-tourism work group:

- Primary Use Test
- Promotional Activities Outside and Inside Farm Stand Structures
- Activities that Promote Sale of Farm Products, the Farm Operation Itself, or Agriculture

- Prepared Foods with a Direct Tie to the Farm Operation or the Local Agricultural Area
- Impacts on Neighboring Farms

While the Land Conservation and Development Commission (LCDC) has the authority to interpret and clarify the statutory provisions in statute in order to help answer some of these questions, it cannot revise the standards established by the legislature. Rulemaking on this topic will consider needed clarifications to the farm stand statutes.

Following adoption of the Phase 1 Farm Stand Rulemaking, the agency will produce a recommended workplan for rulemaking phases addressing agri-tourism and other commercial events, the use of soils reports, replacement dwellings and non-farm dwellings.

Important Dates

Staff anticipate that the Secretary of State Notice for this rulemaking will be published on September 1, 2025.

Staff anticipate that the LCDC hearing on this rulemaking will be at the commission's September meeting.

Public comment on this rulemaking is scheduled to close on November 7th, 2025, at 5:00 p.m.

Staff anticipate that LCDC will consider rule adoption at its December 2025 meeting.

More information at: <https://www.oregon.gov/lcd/LAR/Pages/Rulemaking.aspx>

Oregon Housing Needs Analysis (OHNA) – House Bill 2001(2023) – OAR 660: 2025

Oregon is undergoing a significant overhaul of its housing planning system through the **Oregon Housing Needs Analysis (OHNA)**, mandated by **House Bill 2001 (2023)**. This initiative aims to address the state's housing crisis. Governor Kotek and the Oregon Legislature have directed DLCD to implement this new framework.

OHNA rulemaking is categorized into three key areas:

- **Housing Needs and Production:** This focuses on redefining "needed housing" to align with the OHNA's comprehensive analysis, promoting diverse housing choices, and integrating fair housing planning into the **Housing Production Strategy statute (ORS 197.290)**.

- **Housing Capacity and Urbanization:** This involves creating clear methodologies for inventorying buildable lands, calculating housing capacity, and streamlining urban growth boundary (UGB) amendments. The goal is to ensure that land within or brought into UGBs is ready for development, coordinating closely with public facilities planning.
- **Housing Acceleration:** This establishes a framework for the DLCD to assess local government progress toward housing production targets. It will define how progress is tracked, when cities enter the acceleration program, and the steps needed to ensure meaningful actions are taken to increase housing production, affordability, and choice.

Current Status and Engagement:

The OHNA Rulemaking Advisory Committee (RAC) is actively meeting monthly, with its work supported by two subcommittees:

- **Housing Actions Work Group (HAWG):** Advises on local government actions to meet housing needs and is developing a model development code for all housing types.
- **Housing Capacity and Urbanization Technical Advisory Committee (CAUTAC):** Focuses on technical aspects of buildable lands inventories, housing capacity, and UGB processes.

A Public Hearing is scheduled for the Land Conservation and Development Commission's October 2025 meeting. Rules related to HAWG and CAUTAC are required to be adopted before January 1, 2026.

Goal 5 Cultural Areas – OAR 660-023

Background

Oregon's Statewide Land Use Planning Goal 5 now includes a long-awaited rule for **cultural areas** in Oregon Administrative Rules chapter 660, division 23. This rule, finalized in December 2024 after almost 30 years, provides guidance for identifying, assessing, and protecting these significant resources.

The new rule defines cultural areas as:

- **Archaeological sites:** Places containing archaeological objects whose context helps us understand the site's origin.

- **Landscape features of cultural interest:** These are significant to tribes and other culturally identified groups. For tribes, this can include sites important to their history, traditions, wayfinding, gathering, cultural practices, and traditional trails. For other groups, these are sites crucial to their history and experience.

Local Government Process and Future Refinements

When an application is submitted to add a landscape feature of cultural significance to a local inventory, local governments will conduct a public process to decide on appropriate protection measures.

In March 2025, the Land Conservation and Development Commission (DLCD) will consider refinements to this rule. These refinements will clarify:

- Who can apply to amend a comprehensive plan to include a culturally significant landscape feature on a local inventory.
- How local governments should process these applications.
- The process within Metro's urban growth boundary expansion.

Other Sources of Information:

To look up specific bills: <https://olis.oregonlegislature.gov/liz/202511> **Note:** Be sure to indicate the session year when searching bills

DLCD Legislative reports: <https://www.oregon.gov/lcd/NN/Pages/Legislative-Updates.aspx> **Note:** The 2025 legislative report has not been published yet.

DLCD rulemaking: <https://www.oregon.gov/lcd/LAR/Pages/Rulemaking.aspx>

1000 Friends of Oregon 2025 Legislative Overview: <https://friends.org/news/2025/1/2025-legislative-overview>

Note: Also lists proposed bills that did not pass.