OREGON
Department of Land Conservation & Development

Division 47: Oregon Homes Program

What is Oregon Homes?

The Oregon legislature continues to look for ways to address the housing crisis. In 2025, they adopted House Bill 2258 which directed the Department of Land Conservation and Development and the Department of Consumer and Business Services (DCBS) to implement the Oregon Homes program.

The Oregon Homes program creates a specific suite of housing developments that must be allowed by local governments statewide. These developments must be on eligible lots based on building code and land use standards established by the state. This program intends to simplify the local permitting and review processes for common residential developments on low-barrier sites.

The Land Conservation and Development Commission adopted rules in October 2026. This program is codified in Oregon Revised Statute (ORS) 197A.408 and ORS 455.063. The program will be effective January 1, 2027.

How does it work?

The first step in utilizing the Oregon Homes program is to ensure the lot being developed meets the eligibility criteria. Then a property owner may only build certain housing types that meet specific development standards required under this program. These eligibility and development standards can be found in Oregon Administrative Rule Division 47. The application must also meet all the program requirements including design, siting, and tree standards.

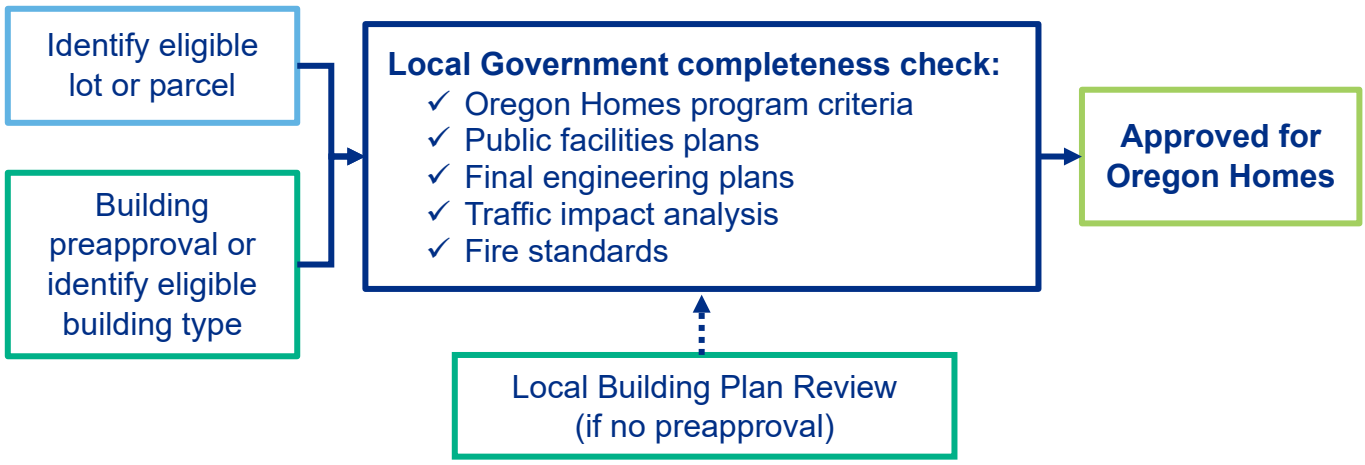
After an applicant submits a development application, the local government then reviews the application against the Oregon Homes criteria. The local government may also review the application against their established public facilities plans, final engineering plans, traffic impact analyses, and the requirements of the Oregon State Fire Code. If the application satisfies all program and pertinent local government criteria, the local government then issues development approval.

How are building plans approved?

House Bill 2258 includes pre-approval pathways for building plan approval, through the permit ready plans program provided by DCBS or through their master plan review program. DCBS is currently developing permit-ready plans for single-unit detached and accessory dwelling units (ADUs). Under the Master Plan Review Program, builders may get pre-approval of other housing types for use in the Oregon Homes Program. In addition to these pre-approval options, DCBS intends to authorize builders to utilize local building plan review processes.

OREGON
Department of Land Conservation & Development

Oregon Homes Process Overview



How should a local government implement this program?

A local government does not need to change their development codes to review and approve Oregon Homes Developments under the state's standards. Local governments only need to review Oregon Homes applications for completeness.

What are the program criteria?

There are two key program criteria that must be met in order develop an Oregon Home:

- A qualifying Oregon Homes Development Type
- An eligible Oregon Homes Lot

Oregon Homes Development Types

- Attached or detached housing, including accessory dwelling units or prefabricated or modular housing
- Single-unit dwellings, accessory dwelling units, duplexes, triplexes, quadplexes, or townhomes no more than 2,200 square feet
- Cottage clusters and multiunit dwellings with an average per-unit size of no more than 1,4000 square feet
- A multiunit dwelling with more than six and fewer than 12 units
- Housing that complies with the minimum density requirements of the applicable comprehensive plan or land use regulations for the lot or parcel
- Housing types whose building plan has been approved by the Building Codes Division as directed in House Bill 2258

Oregon Homes Lots

Oregon Homes developments may take place on lots that are:

- Lawfully established units of land
- Within an urban growth boundary
- Zoned to allow residential use
- At least 1,500 square feet
- No larger than 20,000 square feet
- Not covered by slopes averaging more than 15 percent
- Not within an area identified in an inventory comprehensive plan map as:
  - Environmentally sensitive or containing significant natural resources
  - Open space or scenic areas
  - Natural hazard areas, including floodplains, river greenways, landslide zones or wildfire risk areas
- Vacant, including a lot or parcel:
  - Created by a lawful division of land
  - On which a nonresidential structure is sited that is nonconforming or not suitable for any lawful use
  - On which residential units were demolished more than five years prior
  - On which residential units were demolished within the previous five years, provided that the approved development would create net additional units and would use a building construction approved by the Building Codes Division as directed in House Bill 2258

Other program criteria

Other program criteria include siting, design, and trees standards. These standards include typical site development requirements like minimum building setbacks, total off-street parking spaces, tree removal and replating, and local review process.

Where does the program apply?

The Oregon Homes Program applies to all jurisdictions in Oregon. However, Oregon Homes Developments can only occur on eligible lots. Not all jurisdictions may have lots that meet the program criteria.

When is the program effective?

The program is effective January 1, 2027.