

## **House Bill 4082: One-time UGB Addition for 55+ and Manufactured/Prefabricated Housing**

*May 2026*

House Bill 4082 (HB 4082) was adopted by the Oregon State Legislature in 2026 and signed into law on March 31, 2026. The bill offers local governments an additional one-time option to add land to an urban growth boundary (UGB) utilizing the framework of the established temporary expedited UGB addition program under SB 1537 (2024), chapter 110, Oregon Laws 2024, for manufactured dwelling parks or housing for older persons. The bill takes effect June 5, 2026.

### **For Cities and Metro**

House Bill 4082 (HB 4082) adds an additional option to the existing options under chapter 110, Oregon Laws 2024 from SB 1537 that established a one-time UGB addition. This second option allows cities or Metro to add land to their UGB, if that land will be used for manufactured dwellings, prefabricated structures or manufactured dwelling parks, and/or for housing that is predominantly for older persons that is affordable for households with income not more than 120 percent of the area median income. This is in addition to any lands added under any other sections of chapter 110, Oregon Laws 2024.

A city or Metro may add a site for housing older persons or manufactured dwellings, prefabricated structures or manufactured dwelling parks, including existing units or parks, to its urban growth boundary in addition to any lands added to a city's urban growth boundary under any other provisions of ORS chapter 197A.

When using this provision, it is not required to demonstrate a need for residential land or for affordable housing need under section 52, chapter 110, Oregon Laws 2024.

### **Allowed Acreage**

**Cities outside of Metro:** The site may include up to 100 net buildable acres for cities with a population of 25,000 or greater, and up to 50 net buildable acres for cities with a population of less than 25,000.

**Metro:** Metro may add site(s) up to 300 total net buildable acres if it is determined that the site would substantially comply with the applicable provisions of sections 49 to 59, chapter 110, Oregon Laws 2024. Metro may not conduct a hearing to review or select petitions or adopt amendments to its urban growth boundary under this 2026 Act.

### **The Conceptual Plan**

A conceptual plan that amends a local government's comprehensive plan is required as described in section 55, chapter 110, Oregon Laws 2024. The following chart highlights the deviations from the SB 1537 (2024) criteria for a conceptual plan for a one-time UGB site addition under HB 4082:

<b>Conceptual Plan Criteria</b>	<b>Housing for Older Persons</b>	<b>Manufactured Housing, Prefabricated Structures, and Manufactured Dwelling parks *</b>
Establishment of densities or housing types, including residential densities of eight units per net buildable acre allowed for cities 30,000 or greater in population	Applicable	Not Applicable
Affordable housing requirements in Section 55(3) (f) of SB 1537	Not Applicable	Not Applicable
80% of units must be subject to affordability restrictions for households at 120% of AMI or less for at least 30 years	Applicable	Not Applicable
All land within the site is designated with 80% of units for older persons ages 55+, per HOPA requirements.	Applicable	Not Applicable
Land within the site cannot be rezoned after inclusion into the UGB	Not Applicable	30 years for manufactured dwelling parks  20 years for manufactured dwellings or prefabricated structures

\* Existing manufactured dwelling parks may be added to the UGB.

### **Process Steps**

The following overviews the key steps for a one-time UGB expansion under HB 4082:

- Determine if the UGB addition is for housing for older persons or manufactured dwellings, prefabricated structures or manufactured dwelling parks, or a combination.
- Determine the total acreage for the site addition, e.g. the maximum 50 acres, 150 acres or the alternative 15 acres
- Provide public notice soliciting site proposals
- Hold 45-day application period
- Review applications with one public comment period and one public meeting
- Select a site to be added to the UGB
- Locally adopt Conceptual Plan and UGB amendment
- Submit Conceptual Plan and UGB amendment to DLCD for review

## Providing Public Notice

A city must provide public notice of their intention to expand the UGB. The notice must include the following information:

- The city’s intention to select a site for inclusion within the UGB
- Each basis under which the city has determined its eligibility
- A deadline for submissions of applications that is at least 45 days following the date of notice
- Additional substantive requirements, including a minimum size for a site, as established by the city and not incompatible with the bill, and
- A description of the information, form and format required of an application, including the requirements for a binding conceptual plan per Section 55 of the bill and as amended by Senate Bill 48 (2025).

A copy of this notice must be provided to each county in which the city resides, and each special district providing urban services within the city’s UGB, DLCD, and Metro, if the city is within the Metro UGB. A copy of this notice should be emailed to the department at [housing.dlcd@dlcd.oregon.gov](mailto:housing.dlcd@dlcd.oregon.gov).

### **For more information or to ask questions of DLCD staff contact:**

DLCD staff are available for technical assistance with starting the process.

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