



Providing Opportunities to Family Forest Owners

My name is Jim James, Executive Director Oregon Small Woodlands Association.

OSWA is the sponsor of HB 2469. It would allow a second dwelling to be built next to an existing home to be occupied by a family member to assist the owner in the management of their forest and help facilitate succession planning.

To be eligible for a second dwelling:

- Existing dwelling would need to be built in compliance with existing housing requirements, typically needing at least 80 acres.
- The property would need to have a relative interested in living on the property to assist in the property management
- Relative is defined as spouse, child, parent, stepparent, grandchild, grandparent, step grandparent, sibling, stepsibling, niece, nephew, or first cousin. (Same definition found in similar Agricultural land laws)
- Second dwelling must in the existing homes foot print. No more than 200 feet from the existing dwelling.
- Property owner will own both dwellings.

Factors that influenced the language in the bill:

- Do not increase the challenges associated with dwellings during wild fire
- Minimize the foot print of the second dwelling
- Help facilitate succession planning for the property to increase the probability the forest will continue to be managed as a forest and not converted to a different use.
- Continued family ownership should create forestland stability

House Bill 2469

Introduced and printed pursuant to House Rule 12.00. Pre-session filed (at the request of House Interim Committee on Judiciary)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure as introduced.

Allows counties to approve second dwelling on forestlands near existing dwelling for relative of owner who supports owner's forestry practices.

A BILL FOR AN ACT

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Relating to forest dwellings.

Be It Enacted by the People of the State of Oregon:

SECTION 1. Section 2 of this 2019 Act is added to and made a part of ORS chapter 197.

SECTION 2. (1) As used in this section, "owner or a relative" means the owner of the lot or parcel, or a relative of the owner or the owner's spouse, including a child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either.

(2) A county may approve a new single-family dwelling unit on a lot or parcel zoned for forest use provided:

(a) The new single-family dwelling unit will be on a lot or parcel no smaller than the minimum size allowed under ORS 215.780;

(b) The new single-family dwelling unit will be on a lot or parcel that contains exactly one existing single-family dwelling unit that was lawfully:

(A) In existence before November 4, 1993; or

(B) Approved under ORS 215.130 (6), 215.705, 215.720, 215.740, 215.750 or 215.755;

(c) The shortest distance between the new single-family dwelling unit and the existing single-family dwelling unit is no greater than 200 feet;

(d) The existing single-family dwelling unit is occupied by the owner or a relative;

(e) The new single-family dwelling unit will be occupied by the owner or a relative; and

(f) The owner or a relative occupies the new single-family dwelling unit to allow the relative to assist in the harvesting, processing or replanting of forest products or in the management, operation, planning, acquisition or supervision of forest lots or parcels of the owner.

NOTE: Matter in boldfaced type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in boldfaced type.