

Senate Bill 739 (SB 739) Changes for Community-Based Care Facilities

March 2026

This document explains how you can share feedback on new administrative rules for community-based facilities as part of implementing SB 739 (2025). Community-based care facilities include residential care facilities and assisted living facilities. After you read this information, please use the [SB 739 changes for community-based care facilities feedback form](#) to send your comments and/or questions to the department for consideration.

SB 739 background

This new law changes how adult foster homes, residential care and assisted living facilities, including those with memory care are regulated.

SB 739 rulemaking

The rulemaking process for SB 739 is divided into three groups:

1. Adult foster homes
2. Residential care facilities and assisted living facilities
3. Memory care communities

The department will hold Rule Advisory Committee (RAC) meetings for each group. These meetings provide an opportunity for individuals and organizations affected by the legislation to share their input on draft language before the rules are finalized.

How to share input

- There are a few ways you can get involved and share input. You can: Submit comments using the [SB 739 changes for community-based care facilities feedback form](#).
- Submit comments by sending an email to: cbc.team@odhs.oregon.gov
- Attend a Rule Advisory Committee (RAC) meeting and share your thoughts. . The information for upcoming RAC meetings and how to become a RAC member is posted on our [APD Rules Advisory Committees](#) webpage
- RAC meetings for community-based care facilities start March 25 from 9 a.m. to 3 p.m. Pacific. All comments received, whether verbal or written, will be posted on the department website. You can also [sign up to receive information](#) about RAC meetings and other updates.

Did complaint investigation timelines change?

Yes. If a complaint says a licensing violation caused a resident’s death, the department must now begin an on-site investigation within 24 hours or by the end of the next business day.

For all other complaints, the department must still begin the investigation without unnecessary delay.

Did timelines for finishing licensing investigations change?

Yes. The department must now complete investigations and send findings within 90 days after starting the licensing investigation.

Will residents be told about serious violations?

Yes. Facilities must notify residents and their designated contact person within 72 hours after receiving the report if the violation:

- Caused death or serious injury
- Was widespread or systemic
- Led to a restriction on new admissions

Facilities must also notify residents and their designated contact person about:

- Confirmed licensing complaint violations listed above
- Confirmed abuse violations
- Enrollment in the [Enhanced Oversight and Supervision Program](#)

What happens if the department restricts new admissions?

If the department restricts admissions based on a confirmed licensing complaint violation, the facility may send written proof it fixed the problem.

The department must:

- Review the proof within five days
- Remove the restriction within 24 hours if the proof meets licensing requirements

Can the department still grant exceptions to licensing rules?

The department can only grant exceptions if:

- The law allows it, or
- There is a declared state of emergency

If the department grants an exception, it must notify the Long-Term Care Ombudsman seven days before the exception begins.

What are the new requirements for an initial license?

New applicants must submit policies on:

- Staff training
- Service planning
- Medication administration

- Food service
- Safety
- Emergency response
- Facility closure

The department must review and approve these policies before a license is issued. The facility must also pass an inspection.

Are there new inspection requirements?

Yes. The department must inspect facilities at least:

- 90–120 days after a new license is issued
- 90–120 days after ownership changes
- When a license is renewed

Why does the department inspect new facilities after they open?

These early inspections can help facilities do well. The department will identify problems early on so facilities can correct them.

What if an applicant has no experience operating a facility in Oregon?

The applicant must hire a qualified consultant or management company for at least six months.

The consultant must:

- Have an active Oregon administrator license, or employ someone who does
- Have at least three years of recent experience in Oregon
- Not be excluded from federal health care programs

When hired by an applicant, the consultant must:

- Review policies
- Review quality improvement systems
- Conduct on-site audits
- Send monthly reports to the department

The department may require that the consultant remain hired for more than six months.

Will there be ongoing communication and support concerning SB 739 changes for community-based care?

The department will share updates through:

- [Provider Alerts](#) for community-based care facilities Quarterly News Hour meetings (scroll down for the community-based care section)
- Periodic Implementation Table meetings
- Direct communications

Can providers and community members offer feedback on the proposed Oregon Administrative Rules (OARs)?

Yes. The Safety, Oversight and Quality unit will hold RAC meetings to discuss community-based care rules. These meetings will be an opportunity for providers and community members to offer suggestions and feedback on the proposed rule language.

All comments will be recorded for the public record and considered for final amendments to the permanent rule language.

You must register as a RAC member to give feedback during the meeting; however, verbal and written feedback will be accepted by anyone during the public comment period. The information for upcoming RAC meetings and how to become a RAC member is posted on our [APD Rules Advisory Committees](#) webpage.

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While all feedback is welcome and taken into consideration, the final rules must follow state law.

You can get this document in other languages, large print, braille or another format at no cost. Contact the Community-Based Care Team at cbc.team@odhs.oregon.gov or 503-373-2227. We accept all relay calls.



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oregon.gov/odhs/licensing/community-based-care