

Housing, Development, and Homelessness



This Legislative Summary Report highlights housing, development, and homelessness measures that received a public hearing in a policy committee during the 2026 Regular Session. The report is organized by subtopics and includes the measure number, the measure status (enacted [✓] or not enacted [✗]), and a brief description of the measure.

Housing, Development, and Homelessness Subtopics

- [Affordable Housing](#)
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Affordable Housing

- [SB 1521](#) ✓ The measure allows local governments in the Portland Metropolitan Statistical Area to require that new multiunit residential developments include a minimum number of affordable units only if the local government offsets, in payments to the developer, the expected loss in marginal value caused by the requirement. These provisions become operable for new developments containing rental housing on January 1, 2028, and for all new developments on January 1, 2029. The measure also updates and adds definitions relating to local regulation of affordable housing development.
- [SB 1576](#) ✓ The measure expands the authority of the Department of Consumer and Business Services director to adopt standards that are more stringent than federal requirements for covered multifamily dwellings and other dwelling types for purposes of compliance with the Fair Housing Act. The measure requires subsidized rental developments receiving funding from Oregon Housing and Community Services to comply with Section 504 of the Rehabilitation Act of 1973. It revises the definition of “accessible” as it applies to affordable and subsidized housing.

[HB 4036](#)

The measure establishes the Housing Opportunity, Longevity and Durability (HOLD) Fund to support the preservation of affordable housing and appropriates \$295,175 to Oregon Housing and Community Services (OHCS) for administration of the fund. The measure requires OHCS to submit a report to the legislature by December 1, 2026, evaluating state laws, departmental policies, and practices that negatively affect the efficiency, effectiveness, or cost of operating affordable housing, as well as opportunities to streamline, reduce, or eliminate reporting requirements.

Note: Similar provisions are part of [SB 5701](#).

Homeownership

[HB 4128](#)

The measure creates restrictions on the purchase of single-family residences by certain large institutional real estate investors and related entities, requiring that the residence be publicly listed for sale for at least 90 consecutive days immediately preceding the covered entity's offer or acceptance of an offer. The measure authorizes the Attorney General to undertake investigative measures, bring a civil action, and impose civil penalties to enforce these requirements. The measure applies to offers to purchase or acquire a single-family residence conveyed by a covered entity on or after the measure's effective date.

Housing Development

[SB 1522](#)

The measure would have required Oregon Housing and Community Services to study housing.

Note: This measure was introduced as a placeholder.

[SB 1567](#)

The measure directs Oregon Housing and Community Services to develop and implement a program to provide below-market, short-term loans for the development of mixed-income housing and adopt rules for the program. It creates the Mixed Income Development Loan Fund and transfers \$20 million to the fund from the Housing Project Revolving Loan Fund.



[SB 1578](#)



The measure would have allowed certain rural counties to rezone up to 50 acres of land outside of an urban growth boundary for the development of housing. It would have expanded the allowable placement of an accessory dwelling to farmland, so long as the land already contained a dwelling, and increased the allowable size of the new accessory dwelling.

[HB 4037](#)



The omnibus measure addresses a range of housing-related issues. It clarifies eligibility for city and county housing project funding programs and modifies the long-term affordability enforcement of publicly supported housing projects. It broadens the enforcement and penalty authority of Oregon Housing and Community Services for noncompliance within the city and county housing project funding program. It defines which nonprofit organizations may qualify as community development financial institutions for purposes of a manufactured dwelling park loan program and directs specific agreements to allow grant funds to be used for moderate-income housing projects. The measure broadens the enforcement authority of the Land Conservation and Development Commission (LCDC). It directs LCDC to amend its rules on the prioritization of lands for urban reserves and adds certain requirements for building affordable housing in planned mixed-use developments. The measure expands the category of one- and two-family dwellings eligible for exemption from mandatory plan review by removing the restriction to conventional light frame construction. The measure also modifies local government review procedures for housing development applications. It creates new provisions governing residential tenancies affected by a natural disaster. It restructures and expands the priority order for the acquisition of surplus state-owned real property.

[HB 4113](#)



The measure would have required the Department of Land Conservation and Development to study housing development opportunities conditioned upon land conservation and report to the legislature by September 15, 2027.

Note: This measure was introduced as a placeholder.



Landlords and Tenants

[SB 1523](#)



The measure requires landlords who use a tenant portal for processing rental applications or managing payments to provide non-electronic alternatives upon request, and it prohibits penalties for tenants who apply for a tenancy or make payments using allowable non-electronic methods. The measure expands the types of electronic payment processing fees that may be passed through to tenants. It requires residential landlords to offer an alternative method for residents to access common areas and facilities, such as an access code, fob, key card, or another physical key, other than software or electronic devices.

[HB 4120](#)



The measure modifies residential rental use and occupancy regulations to permit a landlord to amend a smoking policy in an ongoing rental agreement without the tenant's written consent, under specified circumstances. The measure creates this exception for amending a smoking policy to prohibit smoking within dwelling units or interior common areas, but only for tenancies in dwelling units built under a specified development agreement or in units that share a wall with another unit. The exception does not apply to Type A accessible units. The measure prohibits the change from taking effect during a fixed-term tenancy until the end of the term. The landlord must provide at least one designated smoking area on the premises, post the area accordingly, and give tenants at least 180 days' written notice before the policy change takes effect.

[HB 4123](#)



The measure defines confidential tenant and applicant information and restricts a landlord's ability to disclose that information except in specified circumstances.

Local Governance and Regulation

[SB 1552](#)



The measure would have required a county clerk to notify an owner of real property when an instrument affecting the title of the property was presented to be recorded. It would have made an exception if this instrument was presented by a financial institution, an insurer, or an attorney, or a representative of one of these. The measure would have allowed the clerk to charge the person who presented an instrument requiring owner notification a fee of \$20 per instrument, or the actual cost to the clerk of providing the notice, whichever was less.



Natural Disaster Resilience

- [SB 1551](#) ✓ The measure invalidates deed restrictions and homeowners association provisions that prohibit the installation of fire-hardened building materials or the removal of non-fire-hardened building materials.
- [SB 1561](#) ✓ The measure requires local governments to approve the restoration or replacement of a dwelling through a process other than a land use decision if the dwelling was damaged in a natural disaster. It outlines the circumstances under which a dwelling would be eligible for this process and limits the size and placement of the replacement dwelling.

Real Estate Industry Regulation

- [SB 1513](#) ✓ The measure specifies July 1, 2027, as the operative date for the prohibition on a real estate team using the terms “realty” or “real estate” in its name or using a name identical to the registered business name.

Urban Growth Boundaries

- [SB 1564](#) ✗ The measure would have added land to the City of Woodburn’s urban growth boundary and zoned the added land as residential under the city’s comprehensive plan. The measure would have required that the additional land add no less than 600 residential units, with 30 percent of those units subject to affordability restrictions for at least 60 years.
- [HB 4035](#) ✓ The measure modifies eligibility criteria, acreage limits, and procedural requirements for cities seeking to add land to their urban growth boundaries under the one-time process created by Senate Bill 1537 (2024). It creates certain exceptions within the process for the City of Woodburn.



[HB 4082](#)



The measure allows cities and Metro to add land to an urban growth boundary specifically for housing for older individuals, manufactured dwellings, prefabricated structures, or manufactured dwelling parks within the Department of Land Conservation and Development's existing review process created by Senate Bill 1537 (2024). The measure establishes criteria and timelines for review, limits the acreage that may be added, restricts hearings, and requires long-term affordability and use restrictions.

[HB 4108](#)



The measure allows the City of Eugene to annex certain noncontiguous land without holding a public hearing or submitting the annexation to city electors, if all owners of the land submit a petition for annexation and the land meets specified criteria. The land must be located within the city's urban growth boundary, be designated for residential or mixed use under the city's comprehensive plan (excluding land designated for heavy industrial use), be connected to and receive water, wastewater, and stormwater services from a unit of local government or a contracted operator or a primary water supplier, and be accessible by public road. The measure permits the city, by resolution or ordinance, to declare the qualifying land annexed and establish the final boundaries of the annexed area by legal description.

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