



SENATE MAJORITY OFFICE

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Bipartisan Measure Advances to Quicken Pace of Housing Production in Urban Areas

Senate Democrats and Republicans agree we can't delay development approvals

SALEM, OR – A bill passed in the Oregon Senate today will set a 90-day deadline for decisions on land-development applications for housing in urban areas. Senate Bill 974 also eases requirements for design review in urban areas on building style and landscaping, while maintaining standards on size, fire codes, and safety regulations.

“We bring hurdles down so developers can put housing up,” said **Senate Majority Leader Kayse Jama (D – Portland, Damascus & Boring)**, a chief sponsor of the measure. “Long delays on application decisions were holding up subdividing land, putting in roads and utilities, and more. Today’s legislation smooths the way.”

Senate Housing and Development Chair Khanh Pham put today’s measure in context. “The State of Oregon must continue to make it easier and faster to build more housing to address our state’s homelessness and housing affordability crises,” said **Senator Pham (D – Outer NE & SE Portland)**. “I’m grateful for the continued bipartisan commitment from my Senate colleagues to advance a bold agenda to build housing that meets the needs of Oregonians at all ages, wages and stages of life.”

Senate Bill 974 applies to cities, counties, and special districts inside urban growth boundaries. Without the legislation, local governments had as long as 150 days to take final action on complete land-use applications.

“Cutting down the timeline to break ground is a game-changer for families waiting on housing and builders ready to get to work,” said **Senator Dick Anderson (R – Lincoln City)**. “Today’s vote sends a clear message: Oregon is ready to build.”

The timeline for application decisions under the measure begins when developers submit final engineering plans to develop land for single-family homes, manufactured housing, and multi-unit buildings. And Senate Bill 974 has teeth. Local governments that fail to meet the deadline may have to pay developers’ engineering costs and attorney fees.

The measure passed the Senate unanimously and now moves to the Oregon House of Representatives.

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