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On Behalf Of: 1000 Friends of Oregon
Committee: Senate Committee On Natural Resources and Wildfire
Measure, Appointment or Topic: SB78

SB 78: Common-sense reform of “replacement dwellings” provision on agricultural and forest land.

Chair Golden, Vice-Chair Nash, and members of the Senate Committee on Natural Resources and Wildfire, thank you for the opportunity to comment on SB 78.

Oregon is losing nearly 300 tracts of agricultural and forest land every year for high-end residential development in the form of replacement dwellings. That hurts family farmers, ranchers, and forest land managers who need large blocks of undeveloped agricultural and forest land for efficient food and fiber production.

>What it does: Oregon land use laws authorize “replacement dwellings” for homeowners in farm and forest zones who have lost their homes to natural disaster or decay.

The lack of clear review criteria has allowed for interpretations that favor large-scale development over the preservation of agricultural land.

As a proud Oregon resident and homeowner, I hope you will focus on the need for stricter "replacement dwelling" rules that allows for the modernization or necessary rebuilding of existing homes within agricultural zones.

>Why it matters: Oregon luxury home developers are misusing the limited authorization for “replacement dwellings” in Oregon’s exclusive farm and forest zones. Oregon’s farmers, ranchers, and forest land managers – especially people who are just growing their businesses – are finding it increasingly difficult to locate land they can afford to lease or purchase.

This drives up the price of nearby agricultural and forest land, and encourages the displacement of those who traditionally live and work in these areas.

Please stop the land speculation and conversion of Oregon’s limited agricultural and forest land by supporting this bill.

Thank You