



# HOUSING CREATORS & KILLERS

## 2026 LEGISLATIVE SESSION

Housing Killers & Creators is an initiative by the Oregon Home Builders Association to highlight legislative proposals that will either support or hinder housing development in our state. This resource will keep you informed on which bills are paving the way for more homes—and which ones are standing in the way.



### CREATORS

#### **HB 4035**

Expands eligibility for cities and Metro to amend their urban growth boundaries under a temporary program. Fixes to our UGB expansion bill.

#### **SB 1561**

Requires local governments to approve restoration/replacement dwellings rendered uninhabitable under an alternative process that is not a land use decision.

#### **HB 4108**

Requires a city to annex noncontiguous land upon receipt of a petition from all owners of the land that satisfies four eligibility criteria.

#### **SB 1578**

Allows counties with a population density of <30 people sq/mile to rezone up to 50 acres to be divided & developed for residential dwellings of at least 5 units/acre

#### **HB 4082**

Allows temporary UGB additions to include sites for manufactured housing or affordable senior housing for households earning up to 120% of area median income.

#### **SB 1566**

Exempts certain projects for public works, primarily related to affordable housing, from the requirement to pay a prevailing wage.

#### **SB 1564**

Adds specified lands to the City of Woodburn's urban growth boundary.

#### **HB 4089**

Specifically includes in the crime of theft of services the nonpayment of compensation of employees and independent contractors. Wage theft.

