

A Notice Required by Ballot Measure 56 About Changes In State Law That May Affect Your Land HB 3571

On May 25, 1999, Oregon's Legislative Assembly adopted House Bill 3571. The bill will take effect on October 23, 1999. The Department of Land Conservation and Development has determined that enactment of House Bill 3571 may affect the permissible uses of property in your jurisdiction and may reduce the value of some property.

House Bill 3571 is available for inspection at the Department of Land Conservation and Development, located at 635 Capitol Street NE, Suite 150, Salem, Oregon 97301-2540. You also may get copies of House Bill 3571 or any other legislation from the Internet at *gopher://gopher.leg.state.or.us*. Copies of any bill are available at no cost from the Office of Legislative Publications, Room 49, State Capitol, Salem OR 97310; telephone (503) 986-1180.

For additional information, contact the Department of Land Conservation and Development at (503) 373-0050, ext 237. Thank you for your attention.



A few words of explanation to landowners who get this notice . . .

House Bill 3571 is a law passed by the 1999 Oregon Legislature to deal with community centers in Exclusive Farm Use (EFU) zones. State law already provides for such centers in EFU zones as a "conditional use": that is, a new community center may be approved in an EFU zone, but with certain conditions on its development and use. House Bill 3571 just amends the current law to specify that such centers must be "operated primarily by and for residents of the local rural community."

Ballot Measure 56 (passed by Oregon's voters last fall) requires notices like the one above to be mailed to landowners whose property will be affected by a change in state land-use laws. The measure requires the same general wording in all notices, and that may cause some confusion. We hope the explanation on the next page will help to clarify three main points of confusion.

Please turn to next page . . . 

1. House Bill 3571 May Not Limit the Use of Your Land.

Measure 56 requires notices such as the one in the box above to say that the Department of Land Conservation and Development (DLCD) has determined that the new law (House Bill 3571, in this case) may “affect the permissible uses of property.” But Oregon has more than a million parcels of land, and many will not be affected by House Bill 3571. We don’t know whether House Bill 3571 will affect the use of *your* property. The bill only affects those lands zoned for Exclusive Farm Use (EFU), and its effects there will be small.

Measure 56 requires the Department of Land Conservation and Development to mail the above notice to all cities and counties. Local officials then must mail a copy of the notice to certain landowners whose property might be affected by the new law. But local governments often cannot know exactly whose property will be affected or how it will be affected. They may inadvertently send notices to some people whose land will not be affected. Your getting this notice does not necessarily mean that House Bill 3571 will limit the use of your property. If you have questions about the regulations that apply to your land, please call your local planning department.

2. House Bill 3571 May Not Affect the Value of Your Land.

Measure 56 requires the notice to say DLCD has determined that House Bill 3571 “. . . may reduce the value of subject property.” But DLCD has no way to know whether, how, or when the bill might affect the value of *your* property. It’s likely to have no effect at all on the value of most properties.

3. House Bill 3571 May Not Apply To Your Community.

Measure 56 requires DLCD to send a notice like the one above to *all* cities and counties in Oregon whenever the Legislature passes certain types of land-use legislation. But House Bill 3571 applies only to land zoned for agriculture, so it may not affect many cities. Local governments need to send a copy of this notice only to the owners of land affected by House Bill 3571, not to all landowners. Local officials with questions about how Measure 56 applies to their city or county should consult their local legal counsel.

If you have questions, call your local planner.

If you have questions about whether and how House Bill 3571 will apply to your community or to your land, please contact your local planning department. □

Department of Land Conservation and Development (DLCD)
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