

COIN Legislative Session Worksheet for 2025

Bill Number: SB 77

Brief Description of Bill : Describes allowable home occupation on lands zoned for forest or farm use. Clarifies the definition of “home occupation” as being owner occupied and describes work that may be done and limits number of employees.

Name of Point Person who completed this form: Paulette Wittwer

Email address if you are willing to be contacted with questions about this bill:

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Last Updated: March 11, 2025

1. Research topic – choose which category best fits your bill:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Climate, Energy Environment | <input type="checkbox"/> Housing/Houselessness |
| <input type="checkbox"/> Campaign Finance Reform | <input type="checkbox"/> Immigration/Social Justice |
| <input type="checkbox"/> Healthcare/Gun Safety | <input type="checkbox"/> Education |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Economics |
| <input type="checkbox"/> Criminal Justice | <input type="checkbox"/> Gun Safety |
| <input checked="" type="checkbox"/> Other describe: Land Use | |

2. The bill’s Legislative champions – Chief Sponsors: Senate Committee on Natural Resources and Wildfire

Regular Sponsors: unknown

3. The bill’s legislative opponents: Republicans opposed to strict land use policies

4. What advocacy groups are supporting this bill and why are they supporting it? Provide contact information if available. Oregon Land and Water Alliance, LandWatch Lane Co., Oregon Assoc. of Conservation Districts, Central Oregon LandWatch, Friends of Yamhill Co., Friends of Marion Co., Oregon Climate and Agriculture Network, Rogue Advocates, Oregon Agriculture Trust, 1000 Friends of Oregon , Thrive Hood River and Friends of the Columbia Gorge.

5. What groups are opposing this bill and why are they opposing it? Association of Oregon Counties because they are concerned about enforcement of rules and Oregon Property Owners Assoc. because they don’t agree with the regulations restricting land use.

6. Reasons COIN should take a position on this bill. Choose all that apply:

- ☐ Progressive groups across the state care strongly about this.
- ☐ This Bill protects or expands the rights of marginalized populations.
- ☐ This bill helps change the structures of the democratic system to make it work better.
- ☐ This issue is controlled by the state or states have a great deal of power in it.
- ☒ Other: This bill fills in loopholes in Oregon’s land use laws to protect farm and forest land

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7. What is the likelihood this bill will pass? There's a lot of momentum and support from organizations and farmers that oppose loopholes in the land use law allowing for commercial development on farm and forestland. There is also a lot of opposition, primarily from individuals who are involved in hospitality and entertainment venues in rural areas.

8. List the relevant dates concerning the bill(s)-Hearing held March 8. Opportunity for testimony is closed.

9. Please list any specific advocacy action you would like COIN to help with, any media contacts that may be helpful or any other important information? Put on website, contact legislators, especially in rural areas. I think it will pass if these legislators are made aware of it's importance.

[Learn more on Home Occupation Reform – SB 77](#)

Source: Thrive Hood River a non-profit whose mission is to protect Hood River's farmland, forests, wild places and the livability of its cities and rural communities.