

Explanatory Statement – Initiative 21

Explanatory Statement:

Ballot Measure ____ would exempt certain changes to residential or farm property from building, plumbing, electrical and mechanical permits, inspections and other approval requirements. The measure would preempt any contrary provisions. The exemption would apply for changes to existing residential or farm structures and for building new farm structures that will not be lived in by people. The measure would not exempt an owner from paying taxes on changes to the property.

Changes would not be exempt if the total value of changes made in a calendar year exceeds \$35,000. The \$35,000 limit would be increased yearly for inflation. One \$35,000 limit would apply for all changes to existing residential and new or existing farm structures on a single parcel, or adjacent properties with the same owner.

The addition of a story to an existing residential structure would not be exempt from building, plumbing, electrical and mechanical permit requirements. The measure would not allow an addition that violates uniformly applied requirements for property line setbacks or in violation of regulations establishing reasonable, uniformly applied limitations on the height of the building.

Electrical wiring work in an existing structure or a new farm building would not be exempt unless a licensed electrical contractor performed the work or inspected and approved the work. The electrical contractor would be responsible for work the contractor inspects and approves.

A property owner could not accept an offer to purchase the property without first giving the purchaser a detailed description of changes to the property that the owner made without building, plumbing, electrical, and mechanical permits.

We the undersigned submit the text under “Explanatory Statement” according to ORS 251.215 (1):

Bill Sizemore

Date

Alan Grosso

Date

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