

# Oregon's Measure 37

The logo for 1000 friends of Oregon is centered on a green map of Oregon. It consists of a white rounded rectangle containing the text "1000 friends of Oregon" in a serif font. The bottom edge of the rectangle is irregular, resembling a torn paper effect.

1000  
friends  
*of Oregon*

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“GOVERNMENTS MUST PAY OWNERS, OR FORGO ENFORCEMENT, WHEN CERTAIN LAND USE RESTRICTIONS REDUCE PROPERTY VALUES”

Yes: 61%

No: 39%

# Measure 37

- Applies to existing and future regulations
- No compensation source
- All claims approved to date, except one, are for regulatory waivers, not compensation

# Within 180 days of claim, government must:

- Confirm ownership pre-dating regulation
- Confirm restriction on use
- Identify regulations to be waived upon landowner application for specific development permit
- No proof needed of reduction in value (no \$ for payment)

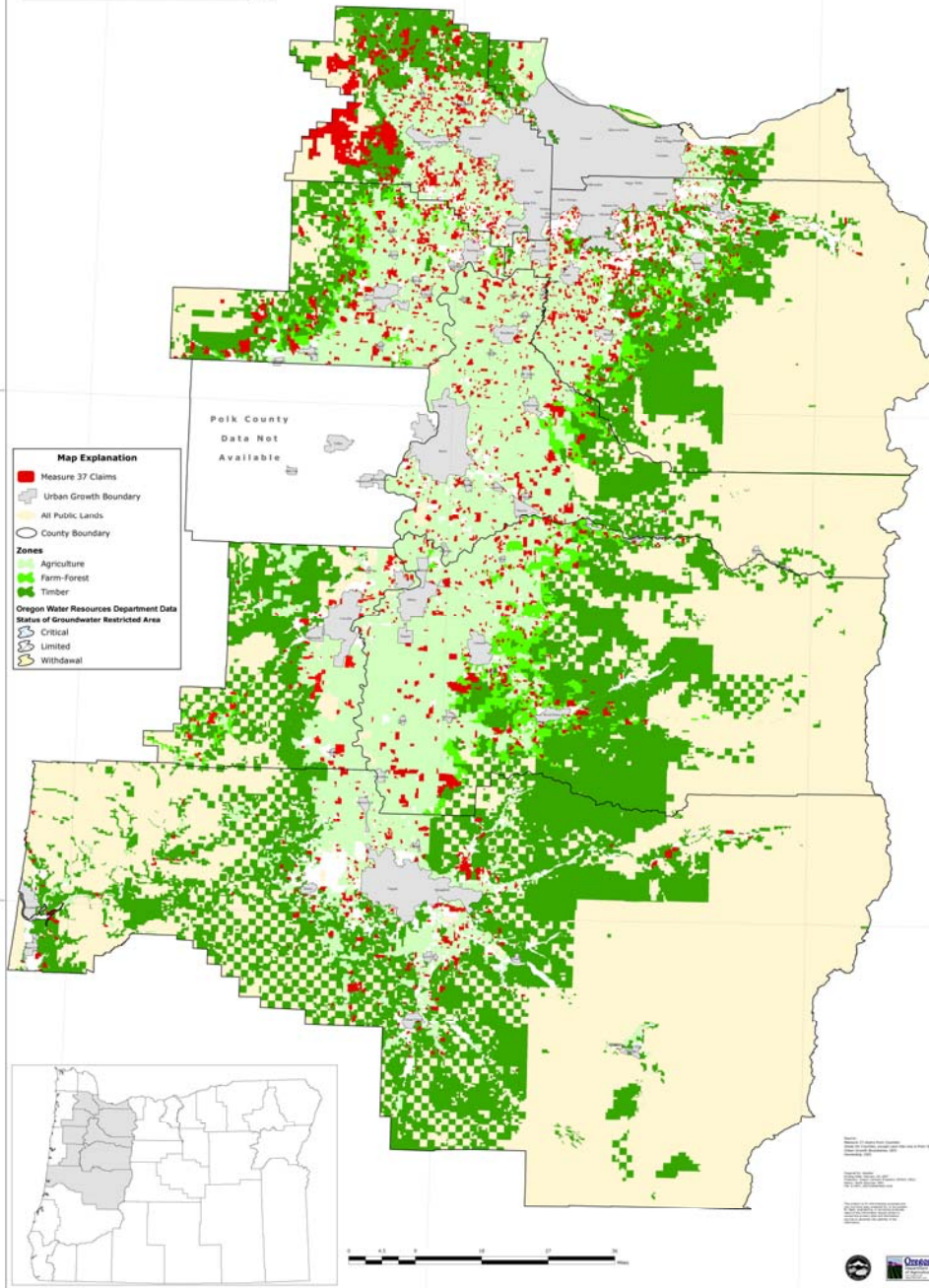
If no government approval within 180 days,  
claimant right of action with attorney fees

# 7500 Claims Statewide

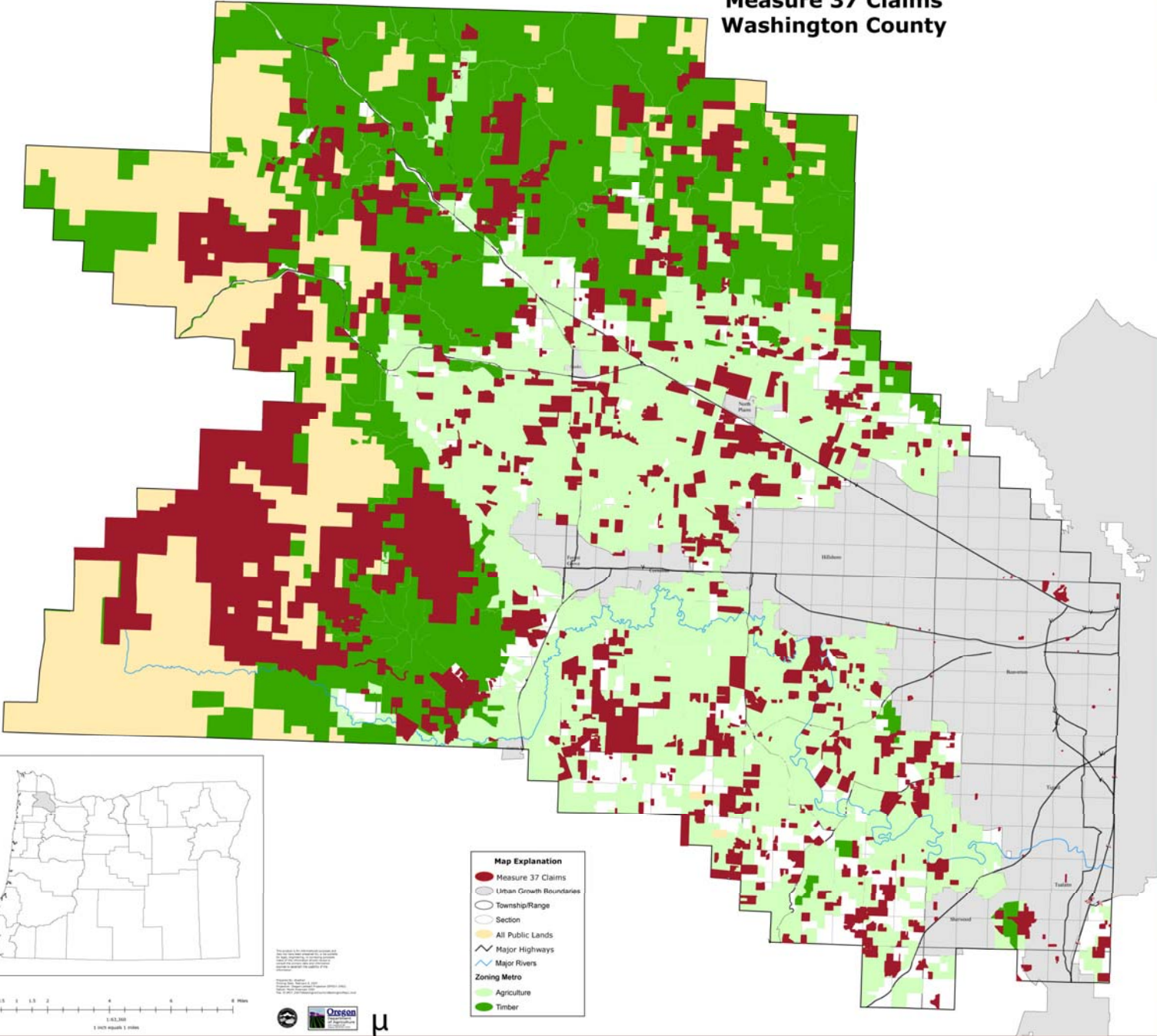
- 750,000 acres
- 80% of claims outside urban areas, on farm/forest land
- Nearly all challenge pre-2004 regulations
- Seek residential subdivisions, commercial, industrial



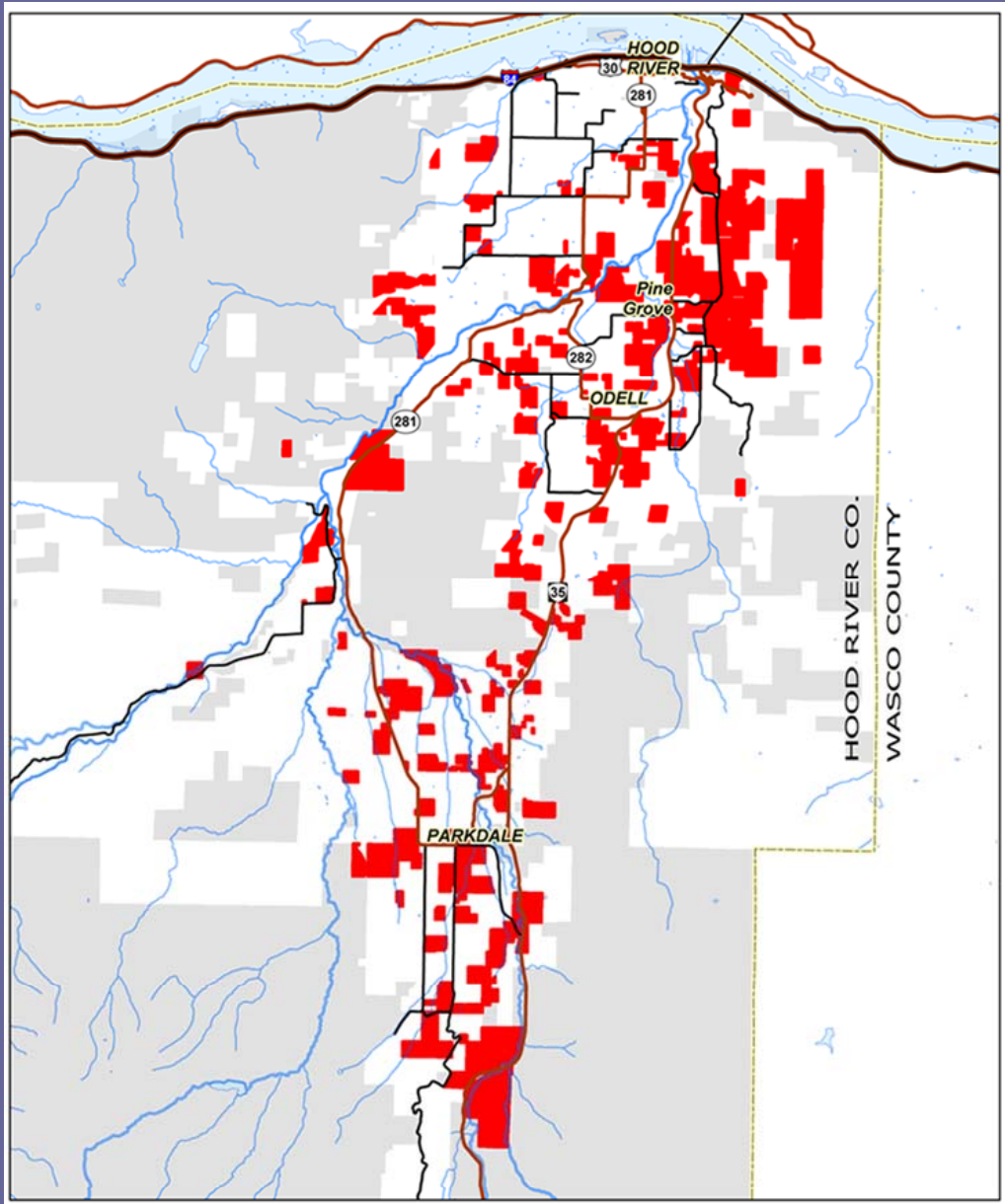
# Measure 37 Claims Willamette Valley



# Measure 37 Claims Washington County

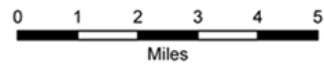






**Legend**

- Measure 37 Claim
- Public Lands



# Two-year “deadline” causes claim spike

- 12/04 to 11/06: 3500 claims, 230,000 acres
- 11/06 to 12/06: 4000 claims, 540,000 acres

# Key Constraint: “Transferability”

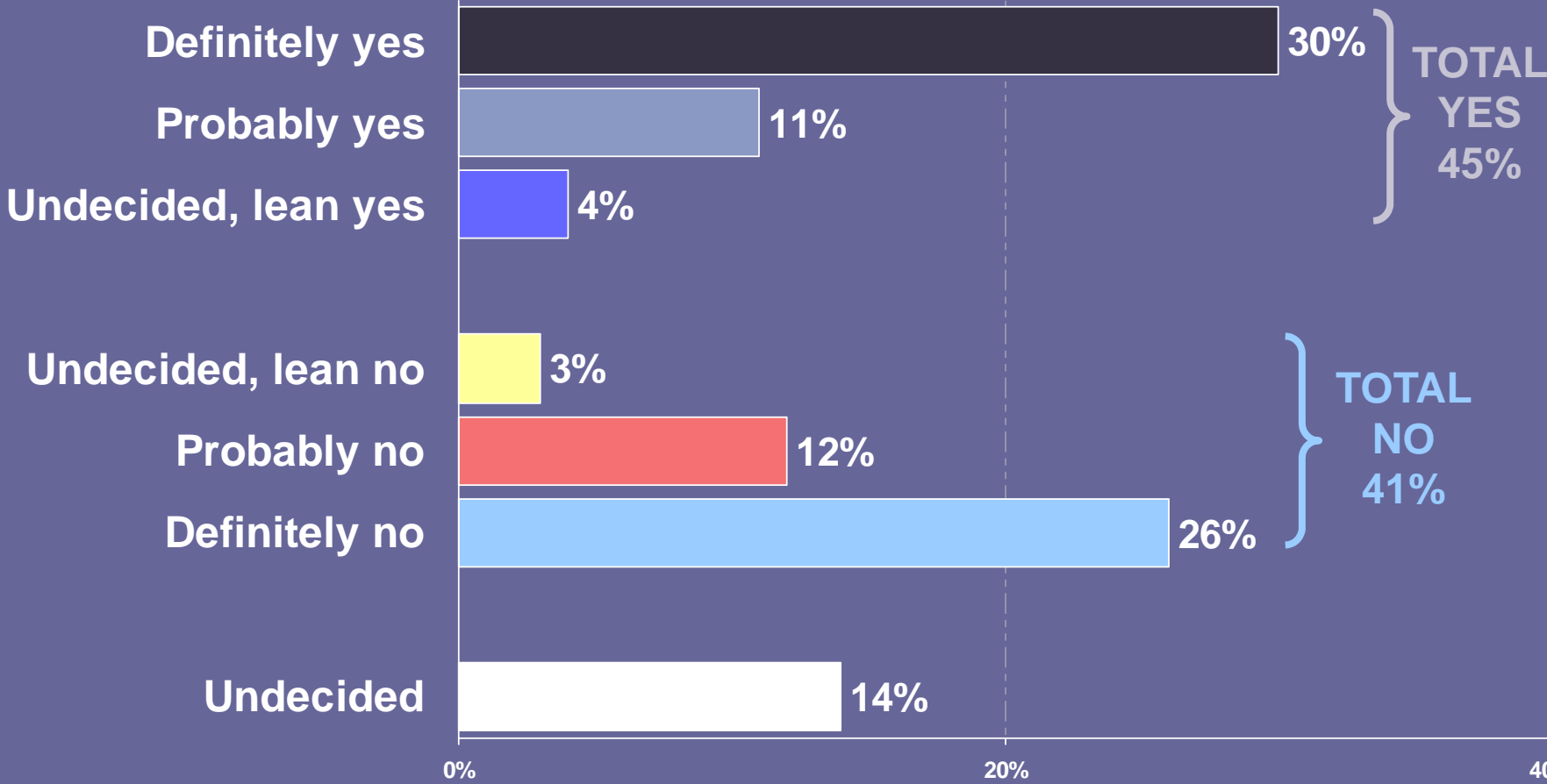
- Waiver is a personal right
- Waiver does not change zoning
- Purchaser is subject to existing zoning
- No mortgage financing available

# Public Opinion Is Shifting

Percentage who would vote yes “if election were today”

March 2004	59
November 2004 Election	61
March 2005	60
October 2006	60
March 2007	45

# Given the Measure 37 ballot language, voters are divided on how they would cast ballots today.



6. Let me read you the language of Measure 37 as it appeared on the ballot... If the vote on Measure 37 were held again today, would you vote yes in favor of it or vote no to oppose it?

# Half of voters believe Measure 37 should be reformed.

Measure 37 has some significant flaws, and those flaws should be fixed as soon as possible

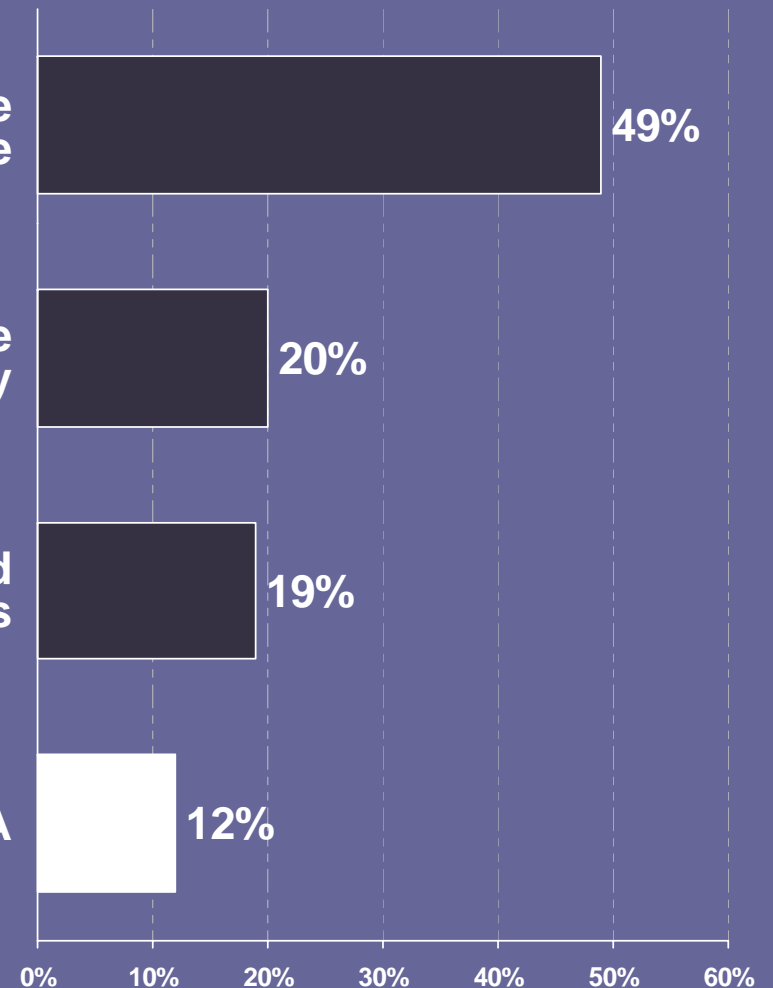
**OR**

Measure 37 is bad for Oregon, and should be repealed entirely

**OR**

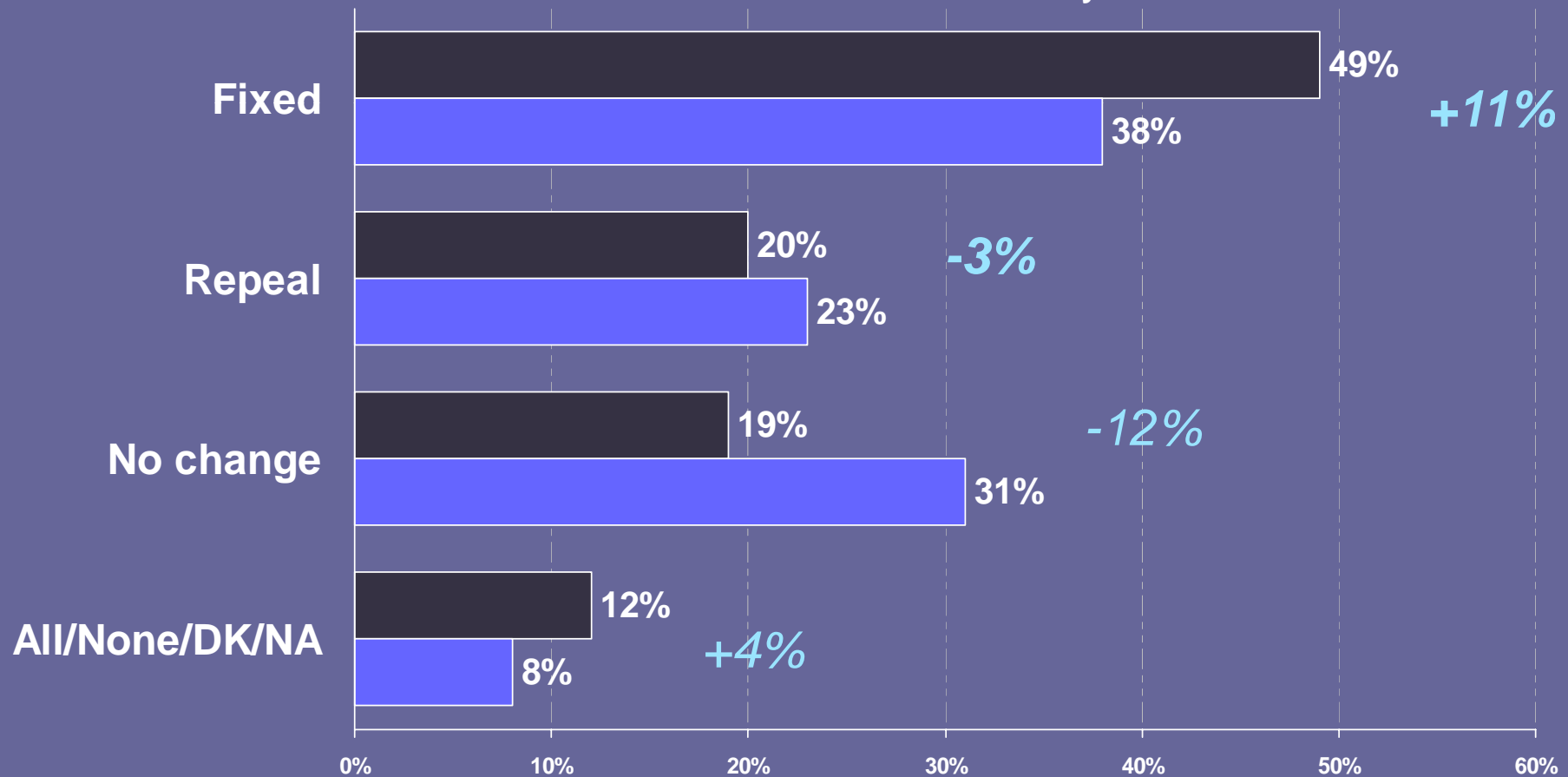
Measure 37 is good for Oregon, and it should remain in effect with no changes

All/None/DK/NA



# Though question wording varied, there appears to be increased support for a fix since a January poll.

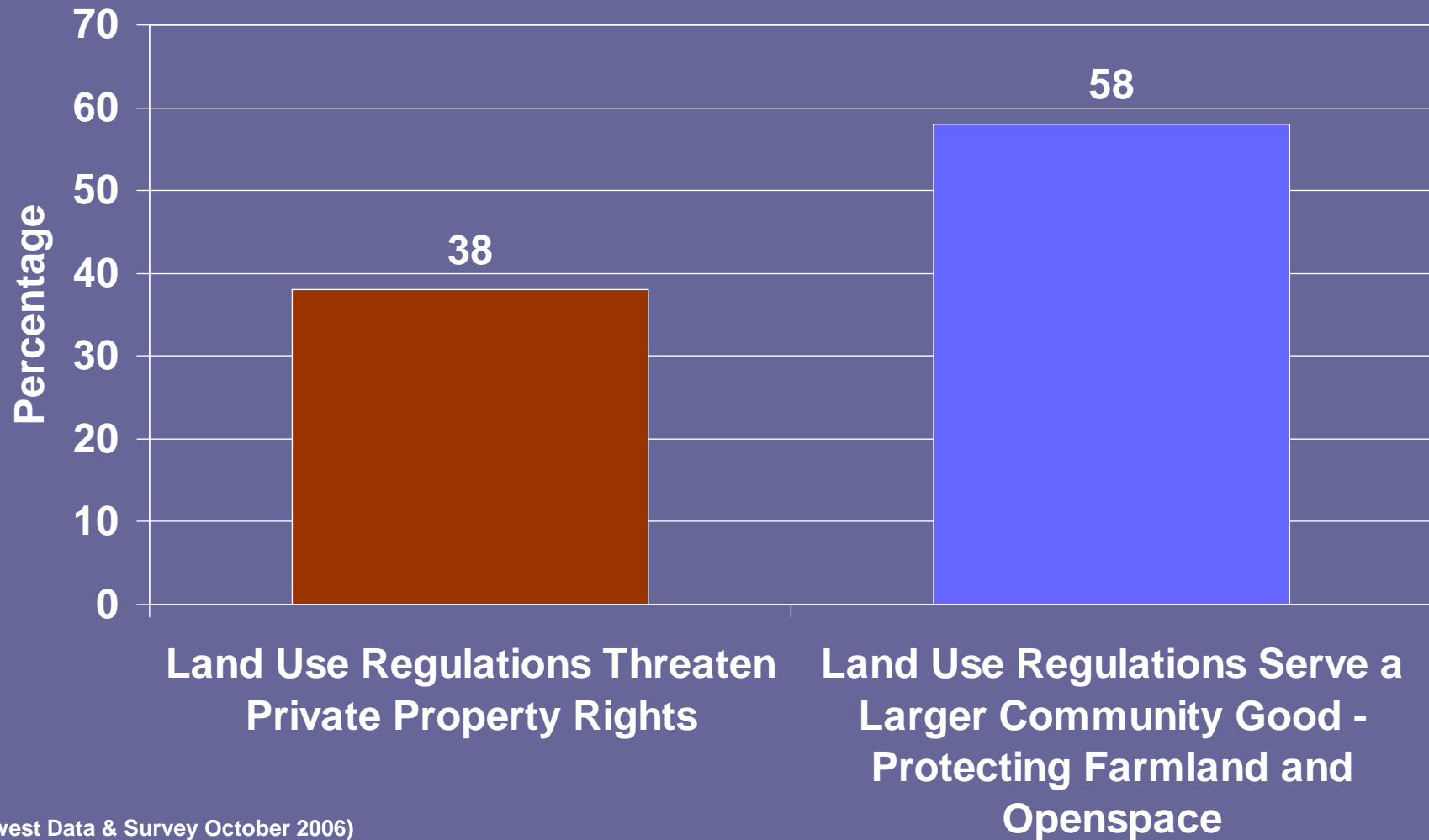
■ March 2007 ■ January 2007



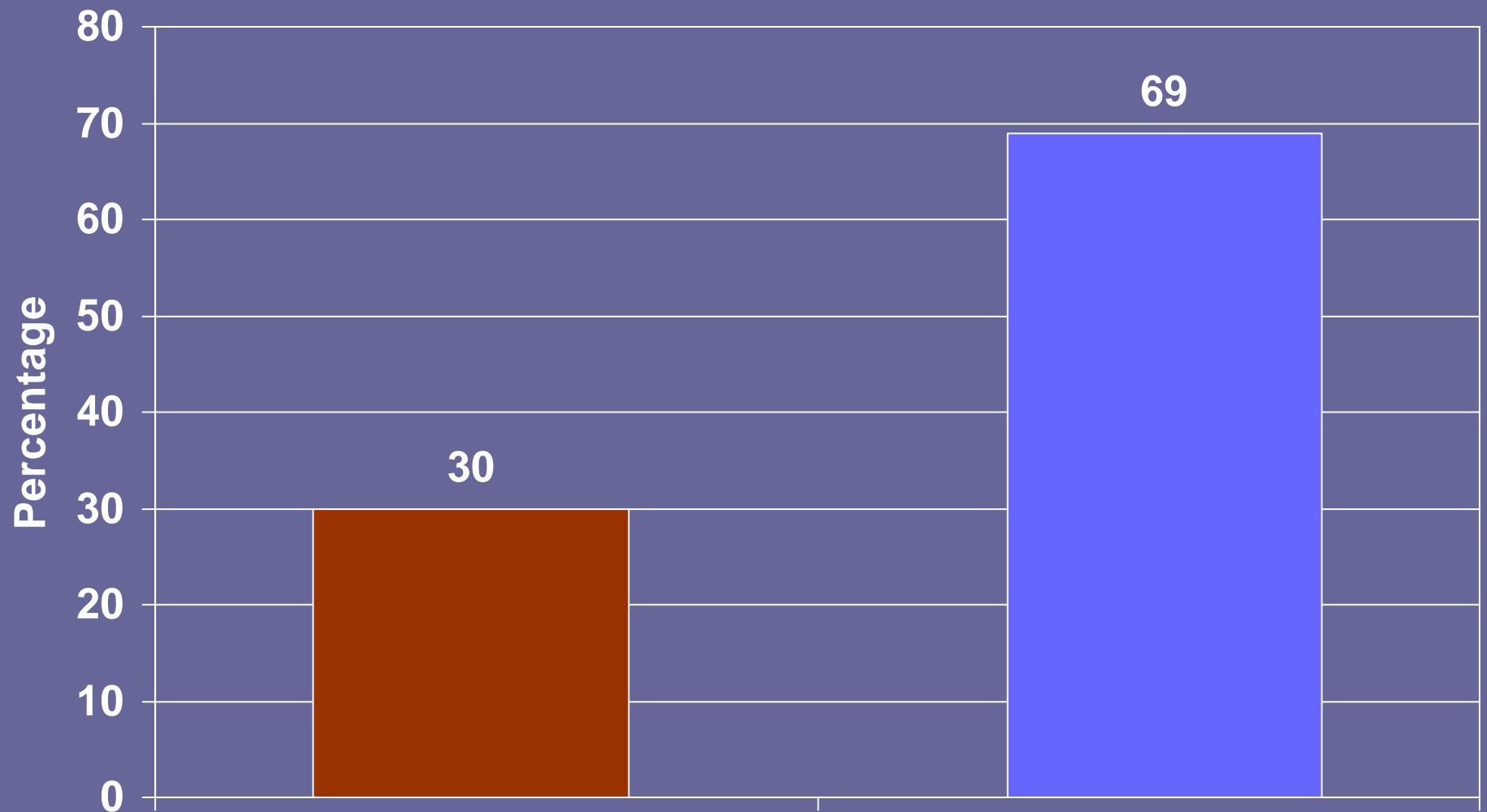
13. Which of the following statements comes closest to your opinion.

**Oregonians continue to  
support land use regulation**

Land use regulations sometimes restrict how individual property owners are allowed to use their land. Thinking about this, I'm going to read two statements and I'd like you to tell me which is closest to your own view:

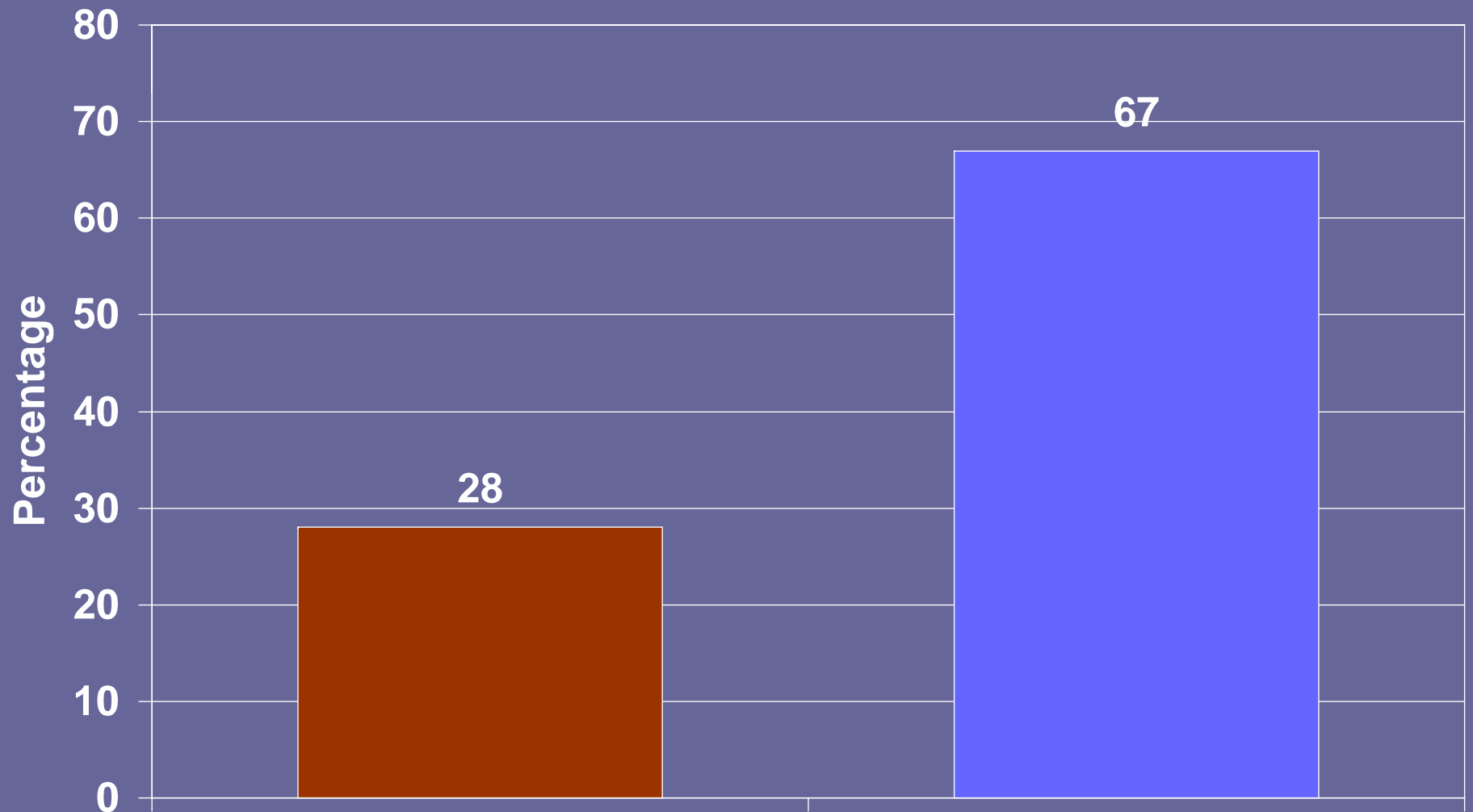


(Northwest Data & Survey October 2006)



**There are too many laws and regulations that restrict how private property can be used in Oregon.**

**I believe we must protect farmland in Oregon for Future Generations.**



**Private property owners should have the right to do whatever they wish with their land.**

**Private property owners should not have the right to do things which lower the value of neighboring lands**

# Legislative “fix”

- For current claims, up to three houses without proving loss of value
- “Loss at the time plus interest” for greater claims
- No commercial or industrial; maximum of ten houses per property, 20 per owner
- No new claims based on existing regulations
- Future regulations subject to 10% threshold
- Package referred to voters Fall 2007