



CITY OF BEND

Oregon Senate Bill 974: What Permit Applicants Need to Know

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Background & Purpose

Why SB 974 Exists

- Passed in summer 2025 to address Oregon's housing shortage
- Focused on faster engineering permit review for residential construction
- [Oregon Bill 974 \(2025 Regular Session\)](#)

What This Means for Bend

- Engineering permits must follow new state timelines
- Applies to all engineering permits tied to residential development

Balancing State Requirements

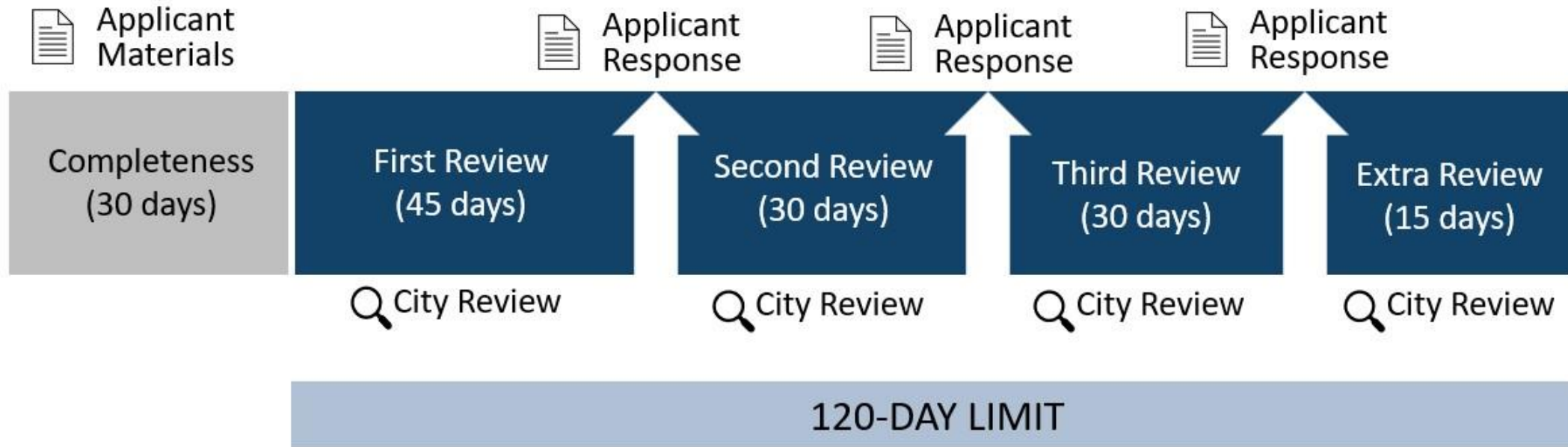
SB 974 is Not Standalone

- Implemented along side House Bill 2306, Middle Housing, Middle Housing Land Divisions, etc.

Our Goal

- Create one consistent, predictable infrastructure permit process
- Simpler for applicants and more efficient for staff
- Faster reviews without compromising safety or quality

Bill Requirements Overview



City staff time only; May be extended by applicant to 245-days total

Permit Process Changes to Support SB 974

Completeness Check

- Update definition of 90% plans
- Franchise utility approval required
Written confirmation of utility layout (format TBD)
- Application must be completed before review begins

Permit Review & Resubmittals

- Review begins upon complete application
- All resubmittals require a Design Revision Memo
(must address each item in the Notice of Required Revisions)
- All submissions must be made through the permit portal (*emails will not be accepted*)
- Limited flexibility due to mandated permit review timelines

Roadwork Map

We are here



January

CityView permit portal updated internally.

2026permitprocess@bendoregon.gov
dedicated email created for questions.



March

Permit process changes are implemented.



February 9th

SB 974 Open house in City Hall Council
Chambers from 11:30 AM to 1:30 PM.

Refreshments provided. Event recorded.



July 1st

SB 974 takes effect.

Standards and specifications updated, and
Franchise Utility proof required.



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