



CITY OF BEND

Oregon Senate Bill 974: What Permit Applicants Need to Know

Ben Berry, Private Development City Engineer

January 13, 2026

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



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



CITY OF BEND

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

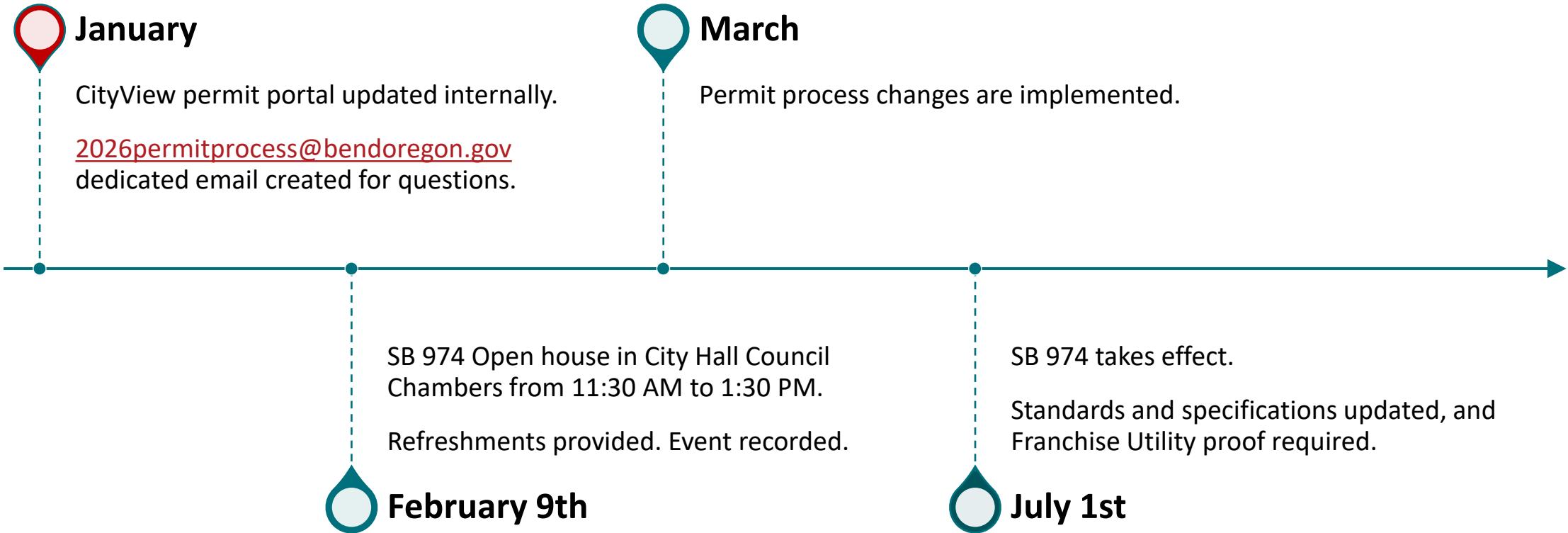
- Review begins upon complete application
- All resubmittals require a Design Revision Memo
(must address each item in the Notice of Required Revisions)
- All submissions must be made through the permit portal (*emails will not be accepted*)
- Limited flexibility due to mandated permit review timelines



CITY OF BEND

Roadwork Map

We are here



CITY OF BEND

Language Assistance Services & Accommodation Information for People with Disabilities



You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please contact 2026permitprocess@bendoregon.gov or 541-388-5580 extension 4. Relay Users Dial 7-1-1.



Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto con 2026permitprocess@bendoregon.gov o 541-388-5580 x4. Los usuarios del servicio de retransmisión deben marcar el 7-1-1



CITY OF BEND