

SB 262 STAFF MEASURE SUMMARY

Carrier: Sen. Dembrow

Senate Committee On Finance and Revenue

Action Date: 03/26/19

Action: Do pass.

Vote: 5-0-0-0

Yeas: 5 - Bentz, Boquist, Hass, Riley, Taylor

Fiscal: No fiscal impact

Revenue: Revenue impact issued

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Meeting Dates: 3/20, 3/26

WHAT THE MEASURE DOES:

Extends to January 1st, 2032, the sunset on a program currently in statute ORS 307.603 which permits cities and counties to grant a property tax exemption for multiple unit rental housing. Affects two different programs, low income multi unit rental housing, and multi unit rental housing in designated areas such as light rail or mass transit areas. Takes effect 91st day following adjournment sine die.

ISSUES DISCUSSED:

- 850 properties in Multnomah County developed in the past several years
- Part of a larger approach to address low income housing
- Has a 10 year sunset, not an implicit 6 year sunset
- In use in Lane, Klamath, Multnomah and Marion County
- Cities have chose to fully exempt or partially exempt property based on location and construction
- Advance renewal provides development certainty

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Cities and counties may grant a property tax exemption for multiple unit rental housing (excluding land) for a period of up to ten years. The current sunset in statute for the two exemptions extended by this bill is 2022. This program is utilized by several counties permissively for households with less than 60-80% of median area income. After the 10 year exemption expires for the qualified property, it goes back on the roll and is taxed at assessed value.