

REVENUE: No revenue impact

FISCAL: No fiscal impact

Action: Do Pass as Amended and Be Printed Engrossed
Vote: 4 - 0 - 1
Yeas: George L., Monnes Anderson, Starr, Metsger
Nays: 0
Exc.: Deckert
Prepared By: Janet Adkins, Administrator
Meeting Dates: 3/8

WHAT THE MEASURE DOES: Increases from \$5,000 to \$15,000 the threshold value of unbuildable public property that may be sold at a private sale instead of through public auction by a county. Changes the valuation for this exception threshold from the assessed value to the real market value.

ISSUES DISCUSSED:

- Growing number of low-value properties that have no marketable use
- Appropriate threshold level

EFFECT OF COMMITTEE AMENDMENT: Corrects a drafting error.

BACKGROUND: Oregon law provides for sale of surplus or foreclosed property by counties through public bid. ORS 275.225 provides an exception for property assessed below \$5,000 that is unsuited for construction or placement of a dwelling under current zoning ordinances and building codes. The \$5,000 amount was set in 1989 when the exception was first enacted. A growing number of properties are over the \$5,000 threshold, but do not necessarily warrant public auction. If the property is unsuited for construction, the only likely buyers are adjoining property owners among whom a less formal bidding can be solicited by the county. The public auction requirement is not considered necessary for low-value, unbuildable properties. SB 625-A would increase the threshold to \$15,000.