76TH OREGON LEGISLATIVE ASSEMBLY
STAFF MEASURE SUMMARY
SENATE FINANCE AND REVENUE COMMITTEE

MEASURE: HB 2543 B
CARRIER: Sen. Burdick

REVENUE: Revenue Impact Issued
FISCAL: Fiscal Impact Issued

Action:	Do pass as Amended and be printed Engrossed	
Vote:	4-0-0	
	Yeas:	Hass, Morse, Telfer, Burdick
	Nays:	0
	Exc.:	0

Prepared By: Christine Broniak, Economist
Meeting Dates: 5/25, 5/27, 6/8, 6/10, 6/13, 6/15

WHAT THE BILL DOES: Requires participants in the program to have a recertification of income every two years rather than only upon entry into the program. Requires the real market values of homes of participants to be below a threshold ranging from 100 to 200 percent of the county median adjusted for how long the resident has been in and owned their home. Requires that participants in the program own and live in their home for 5 years before participating in the program. Changes the interest that participants pay from 6% simple interest to 6% compound interest on all new balances and participants. Removes allocation to Oregon Project Independence from the account of the program. Adds a 10-year sunset date on the program. Eliminates partial property tax payments for individuals whose income rises above the limit for participation. Eliminates opportunity for delayed collection for heirs. Qualifies the language so that the counties will receive payment only subject to available funds. Requires participants to have fire and casualty insurance on property receiving deferral. Allows delinquent balances to be collected from federal tax refunds. Removes the 90% lien cap on disabled accounts. Disqualifies anyone with outstanding or cancelled liability from the program. Adds collection measures against heirs and transferees. Caps the growth of initial applications to 5% per year starting at 2011. Extends garnishment authority to the Department of Revenue so that a warrant may be issued for these outstanding taxes.

ISSUES DISCUSSED:
- Options for restoring program cash flow by reducing benefits to seniors; criteria based on housing value, amount of tax due
- Implications of these criteria based on location within a rural or urban area in the state

EFFECT OF COMMITTEE AMENDMENTS: Modifies the criteria for selecting participants when there are more applicants than allowed by the 5% cap. Requires the Department of Revenue to sort by the ratio of the real market value of the property to the portion of county median real market value allowed (ranging from 100% to 200% of county median RMV depending on the number of years that the applicant has lived in and owned their home.) Resolves conflicts with other measures passed in this session.

BACKGROUND: The senior and disabled property tax deferral program extends the opportunity to defer property taxes for seniors and disabled persons with qualifying incomes. The incomes must be under a threshold equivalent to an annual household income of $32,000 in the first half of 2001. Over the period of the deferral, taxes accumulate as a lien against the tax-deferred property with an interest rate of 6%. The Department of Revenue makes payments annually to the county tax collectors for the amount of tax that would otherwise be due from properties in deferral. Without legislative changes, cash flow available to make the required payments is anticipated to be $15 million below the amount required in November 2011.

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