

Senate Bill 316

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SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Extends sunset for single-unit housing property tax exemption to 2025.
Takes effect on 91st day following adjournment sine die.

A BILL FOR AN ACT

1
2 Relating to property tax exemption for single-unit housing; amending ORS 307.651 and 307.681; and
3 prescribing an effective date.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1.** ORS 307.651 is amended to read:

6 307.651. As used in ORS 307.651 to 307.687, unless the context requires otherwise:

7 (1) "Distressed area" means a primarily residential area of a city designated by a city under
8 ORS 307.657 which, by reason of deterioration, inadequate or improper facilities, the existence of
9 unsafe or abandoned structures, including but not limited to a significant number of vacant or
10 abandoned single or multifamily residential units, or any combination of these or similar factors, is
11 detrimental to the safety, health and welfare of the community.

12 (2) "Governing body" means the city legislative body having jurisdiction over the property for
13 which an exemption may be applied for under ORS 307.651 to 307.687.

14 (3) "Qualified dwelling unit" means a dwelling unit that, upon completion, has a market value
15 (land and improvements) of no more than 120 percent, or a lesser percentage as adopted by the
16 governing body by resolution, of the median sales price of dwelling units located within the city.

17 (4) "Single-unit housing" means a newly constructed structure having one or more dwelling units
18 that:

19 (a) Is, or will be, at the time that construction is completed, in conformance with all local plans
20 and planning regulations, including special or district-wide plans developed and adopted pursuant
21 to ORS chapters 195, 196, 197 and 227.

22 (b) Is constructed on or after January 1, 1990, and is completed within two years after applica-
23 tion for exemption is approved under ORS 307.674 or before [*July 1, 2015*] **January 1, 2025**, which-
24 ever is earlier.

25 (c) Upon completion, is designed for each dwelling unit within the structure to be purchased by
26 and lived in by one person or one family.

27 (d) Upon completion, has one or more qualified dwelling units within the single-unit housing.

28 (e) Is not a floating home, as defined in ORS 830.700, or a manufactured structure, as defined
29 in ORS 446.561, other than a manufactured home described in ORS 197.307 (8)(a) to (f).

30 (5) "Structure" does not include the land, nor any site development to the land, as both are

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted.
New sections are in **boldfaced** type.

1 defined under ORS 307.010.

2 **SECTION 2.** ORS 307.681 is amended to read:

3 307.681. (1) Except as provided in ORS 307.684, if, after an application has been approved under
4 ORS 307.674, the city finds that construction of single-unit housing was not completed within two
5 years after the date the application was approved or on or before January 1, [2015] **2025**, whichever
6 is earlier, or that any provision of ORS 307.651 to 307.687 is not being complied with, or any pro-
7 vision required by the city pursuant to ORS 307.651 to 307.687 is not being complied with, the city
8 shall give notice to the owner, mailed to the owner's last-known address, of the proposed termination
9 of the exemption. The notice shall state the reasons for the proposed termination and shall require
10 the owner to appear at a specified time, not less than 20 days after mailing the notice, to show
11 cause, if any, why the exemption should not be terminated.

12 (2) If the owner fails to show cause why the exemption should not be terminated, the city shall
13 adopt an ordinance or resolution stating its findings and terminating the exemption. A copy of the
14 ordinance or resolution shall be filed with the county assessor and a copy sent to the owner at the
15 owner's last-known address within 10 days after its adoption.

16 **SECTION 3. This 2013 Act takes effect on the 91st day after the date on which the 2013**
17 **regular session of the Seventy-seventh Legislative Assembly adjourns sine die.**

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