

Discussion of Property Tax Reform

Property Tax Law

Oregon Constitution

- Measure 5 tax rate limits of \$5 and \$10 per 1,000 RMV
- Measure 50
 - Permanent taxing rates of districts and formation of new districts
 - RMV & MAV
- Change Property Ratio
- Merging or dividing districts
- Limits on length of local option and capital bond levies
- Compression of local option levies first
- Bonds excluded from M5 limits
- Non application of constitutional tax uniformity requirement

Statute Provisions

- Special assessments
- Exemptions
- Urban renewal
- Property tax relief (deferral, circuit breakers, etc.)
- Central assessment provisions
- State property tax

Goal of Tax Reform

- Horizontal and/or Vertical Equity
- Ability to pay
- Change revenue (increase, decrease, neutral)
- Tax incidence
- Integrated part of larger tax reform package
- Stability

General Proposals

- Adjustments to RMV, MAV limitations
 - Reset at sale
- Change levy limitations
- Central assessment
- Circuit breakers | Homestead exemptions
- Tax base changes (exemption, special assessment, cancellations etc.)
- State property tax
- Land value taxation