

SB 611-2
Refined Conceptual Framework

1. Changes which apply to all centrally assessed properties
 - a. Creates alternative cap based on historic cost of system wide tangible property multiplied by 1.3. Also establishes floor equal to 5% of total Oregon value.
 - b. Exempts franchises or FCC licenses or satellites* from total valuation.
 - c. Exemptions do not apply to cap calculation.

2. Special Exemption for Qualified Projects
 - a. Projects must meet specified speed and access standards.
 - b. Projects must be certified by the PUC.
 - c. If the investment receives certification for a qualified infrastructure investment it will be valued for property tax purposes as the greater of:
 - i. \$250 million, or
 - ii. The total real market value of tangible real and personal property the company has in Oregon.
 - iii. Application fee required to cover cost of appraisal of tangible property.

3. Clarification of Tax Treatment for Companies with Data Centers in Oregon
 - a. Owning and operating a data center in Oregon does not constitute communications activity for purposes of central assessment.
 - b. Companies that primarily operate data centers in the state and have less than 10% of their other activities in communication related areas are not communications companies for purposes of central assessment.
 - c. Retail trade activity, energy related activities and data storage facilities are not communications related activities for purposes of the 10% threshold.

*Satellite exemption applies only to communication companies.