



**SILVIES VALLEY RANCH**  
EST. 1883

## **HB 2706: Double Taxing Private Property**

Without water, the land has little value. Our ranch already pays tens of thousands of dollars in property taxes each year – most of those taxes are for the relatively few acres that have water rights. Water rights are part of the land's value and in many cases have been since the land was homesteaded.

HB 2706 is just another tax on private land – that is already heavily taxed.

HB 2706 taxes a right that is already part of the property value and already fully taxed (and has been for over 100 years). This value is already taxed in property taxes and any outputs created as a result of the water rights are taxed as income tax. Many Oregon farms and ranches are not very profitable and are already struggling financially – farm and ranch families cannot afford another tax!

HB 2706 is unfair. In our case, some of our water rights are for 10-15 acres while others are for thousands of acres. And some land has three different water rights on the same ground, yet it only makes a single hay crop of wild grass hay – do I pay for all three? Some parcels with water rights makes a half-ton per acre of hay and some makes five tons per acre, and they are of different acreages – they shouldn't be taxed the same.

HB 2706 is unfairly biased against agriculture. A water right for a whole city is \$2,500 and the city may sell the water to thousands of people for millions of dollars. My 10-acre water right lets me graze about 20 cattle for a month – producing a value about \$400. What's next – a tax on air?

HB 2706 is bad law.