

LC 237: Oregon JOBS Act: Jobs, Opportunity & Build-Ready Site Act

OBJECTIVE:

Support Oregon workers and families by strengthening the state's ability to **create and retain high-wage jobs**. Maintain and accelerate modest growth of advanced manufacturing jobs (semiconductors, biotech, clean tech) in Oregon and increase Oregon's income tax base.

PROBLEM

Oregon's working families are feeling the squeeze, from rising costs at the kitchen table to growing uncertainty in the economy. **When job-creating projects are delayed or lost, workers feel it first**, and Oregon loses the revenue needed to support schools, infrastructure, and public services. Without deliberate action on site location, incentives, and regulatory relief, Oregon risks losing jobs and investments to other states and falling further behind. It becomes a promise without a place.



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SOLUTION:

I. Sites: Unlock Land for Advanced Manufacturing

Bring land previously identified by the semiconductor task force and SB4 (2023), into the urban growth boundary in North Hillsboro – 1,700 acres located east of McKay Creek and south of Highway 26. Require land be designated for use by advanced manufacturing firms and suppliers. Stand-alone data centers are prohibited.

II. Incentives: Retain and Attract Advanced Manufacturing Jobs

A. Expand Research & Development Tax Credit

Expand Oregon's existing R&D credit to compete with other trade-reliant states.

- Expand the credit beyond semiconductor companies to include all advanced manufacturing companies
- Allow companies with 3,000 or more employees to receive refundable credit
- Increase the biennial credit certification limits for future biennia and extend sunset

B. Capital Equipment Property Tax Relief

Allow local governments to offer a five-year property tax exemption on qualified capital investments tied to creation, expansion or modernization of Oregon-based advanced manufacturing facilities.

C. Strengthen Existing Incentive Programs

- **Enterprise Zone Program**

Clarify the process for school districts to receive the enterprise zone school fee created in 2023 by HB 2009. Extend existing standard enterprise zone program from 3-5 years to 3-10 years.

- **Regionally Significant Industrial Sites (RSIS) Program**

Change the RSIS Program qualifying threshold for rural sites from 25 jobs "per company" to 25 jobs "collectively" or "in aggregate" to ensure the City of Pendleton can remain qualified for reimbursement for infrastructure investments under RSIS.

III. Regulatory Reform

Direct state agencies to establish processing deadlines for permits and make the deadlines available to the public. Agencies must refund application fees when deadlines are not met. Direct state agencies to publish a catalog of permits issued.