

Submitter: Nick Williams

On Behalf Of:

Committee: House Committee On Emergency Management, General Government, and Veterans

Measure, Appointment or Topic: HB3062

I am writing as a commercial real estate broker with firsthand experience navigating the complexities of development in Oregon to express my strong opposition to House Bill 3062.

This bill, while well-meaning, adds another layer of red tape in a state that is already one of the most challenging for new development. HB 3062 would impose additional burdens and costs on developers, further restricting the already limited supply of buildable land — especially for industrial use. Oregon's industrial land supply is already constrained, and this bill would only worsen that situation.

The ripple effects are substantial. Restricting industrial development will inevitably lead to a shortfall in available space, which in turn drives up rental rates — disproportionately impacting small businesses and startups that rely on affordable industrial properties to operate and grow. That's a lose-lose for Oregon's economy.

Moreover, we risk accelerating job losses and business closures in the construction, logistics, and manufacturing sectors — core industries that provide solid, blue-collar employment across the state. HB 3062 would discourage new investment and expansion, and would send a clear message that Oregon is not business-friendly. Neighboring states like Washington and Idaho, with fewer regulatory hurdles, stand to benefit from our loss.

This legislation would also put a strain on already overburdened local governments, many of which are still navigating post-pandemic staffing challenges and adapting to hybrid work environments. Adding new processes or mandates would only create bottlenecks and delays in permitting and planning workflows.

Lastly, HB 3062 would have a chilling effect on development in underserved or economically struggling areas — places where investment is most needed. Instead of revitalization, these communities may face continued stagnation as developers seek more favorable conditions elsewhere.

I urge the committee to reconsider this bill's broader economic implications. Oregon needs policies that support growth, housing, jobs, and opportunity — not ones that deter them. Please vote no on HB 3062.