

HB 4084-4
(LC 109)
2/6/26 (ASD/MNJ/ps)

Requested by Representative NGUYEN D

**PROPOSED AMENDMENTS TO
HOUSE BILL 4084**

1 On page 1 of the printed bill, delete lines 6 through 24 and delete pages
2 2 and 3.

3 On page 4, delete lines 1 through 12 and insert:

4 **“SECTION 1. (1) The Joint Permitting Council is established within**
5 **the office of the Governor. The council consists of the following**
6 **members appointed by the Governor:**

7 **“(a) One representative of each of the following agencies:**

8 **“(A) The Department of Transportation.**

9 **“(B) The Department of Land Conservation and Development.**

10 **“(C) The State Department of Energy.**

11 **“(D) The Department of State Lands.**

12 **“(E) The Department of Environmental Quality.**

13 **“(F) The Water Resources Department.**

14 **“(G) The State Department of Agriculture.**

15 **“(H) The Oregon Business Development Department.**

16 **“(I) The State Department of Fish and Wildlife.**

17 **“(J) The Oregon Department of Administrative Services.**

18 **“(K) The State Department of Geology and Mineral Industries.**

19 **“(b) Two members with knowledge and experience in economic de-**
20 **velopment.**

21 **“(2) The term of office of each member of the council is four years.**

1 **A member serves at the pleasure of the Governor. Before the expira-**
2 **tion of the term of a member, the Governor shall appoint a successor**
3 **whose term begins on January 1 of the following year. A member may**
4 **be reappointed. If there is a vacancy for any cause, the Governor shall**
5 **make an appointment to become immediately effective for the unex-**
6 **pired term.**

7 “(3) A member of the council is not entitled to compensation or
8 reimbursement for expenses.

9 “(4) The council shall elect one of its members as chairperson and
10 another as vice chairperson, for the terms and with the duties and
11 powers necessary for the performance of the functions of such offices
12 as the council determines.

13 “(5) A majority of the members of the council constitutes a quorum
14 for the transaction of business.

15 “(6) The council shall meet at times and places specified by the
16 chairperson or a majority of the members of the council.

17 “(7) The council may employ staff, including but not limited to a
18 permitting specialist.

19 **“SECTION 2. (1) The Joint Permitting Council established in section**
20 **1 of this 2026 Act shall administer a fast track permitting program that**
21 **allows eligible projects to obtain expedited regulatory approval from**
22 **state agencies.**

23 “(2) The council shall establish eligibility criteria for the fast track
24 permitting program. The criteria must require a project to:

25 “(a)(A) Exceed \$100 million in capital investment, if the project is
26 located within the urban growth boundary of a metropolitan service
27 district organized under ORS chapter 268;

28 “(B) Exceed \$50 million in capital investment, if the project is not
29 located within the urban growth boundary of a metropolitan service
30 district organized under ORS chapter 268 or within a nonurban county

1 as described in ORS 653.026; or

2 “(C) Exceed \$25 million in capital investment, if the project is lo-
3 cated within a nonurban county as described in ORS 653.026;

4 “(b) Require more than one regulatory approval from one state
5 agency, or more than one regulatory approval from more than one
6 state agency;

7 “(c) Advance job creation or growth in gross domestic product
8 through a target industry cluster, as defined by the Oregon Business
9 Development Department by rule;

10 “(d) Meet readiness criteria established by the council;

11 “(e) Demonstrate land use compatibility;

12 “(f) Not require renewals of existing permits; and

13 “(g) Meet other requirements established by the council.

14 “(3)(a) An applicant for the fast track permitting program shall
15 submit a project application to the council. The council shall:

16 “(A) Review the application to determine if the project meets the
17 eligibility criteria established under subsection (2) of this section and
18 report the findings to the Governor; and

19 “(B) Forward the application to the Regional Solutions Program
20 created under ORS 284.754.

21 “(b) The Regional Solutions Program shall review the project, for
22 consistency with regional economic development priorities as estab-
23 lished under ORS 284.754, Comprehensive Economic Development
24 Strategies or other similar sources, and report to the Governor with
25 a recommendation about whether to advance the project. The report
26 may include additional local or regional dynamics for the Governor to
27 consider.

28 “(c) The Governor shall review each application forwarded by the
29 council and the Regional Solutions Program and determine whether
30 to approve the application.

1 **“(d) The Governor may not approve an application if there are 15**
2 **projects currently in progress under the fast track permitting pro-**
3 **gram.**

4 **“(4) If the Governor approves a project application for the fast track**
5 **permitting program, the council shall:**

6 **“(a) Develop and approve a cooperative project plan for the project**
7 **that:**

8 **“(A) Includes intermediate and final completion dates for all state**
9 **regulatory approvals;**

10 **“(B) Provides for a shorter timeline than existing timelines for**
11 **permitting or other relevant timelines for permitting established**
12 **through policy, law or regulation; and**

13 **“(C) Is consistent with analyses completed by the regulating agen-**
14 **cies identifying opportunities to streamline the approval process for**
15 **the permit, eliminate any unnecessary steps or barriers, reduce the**
16 **incidence of incomplete applications and eliminate any obsolete or**
17 **unnecessary approval processes.**

18 **“(b) Identify a lead agency that will provide monthly updates on the**
19 **project to the council.**

20 **“(c) Include in the plan any other elements deemed necessary by**
21 **the council.**

22 **“(5) The council shall submit an annual report to the Governor and**
23 **the Oregon Department of Administrative Services that describes the**
24 **status of each project administered in the previous year under the fast**
25 **track permitting program.**

26 **“SECTION 3. (1) The Governor shall appoint the members of the**
27 **Joint Permitting Council under section 1 of this 2026 Act no later than**
28 **July 1, 2026.**

29 **“(2) The Joint Permitting Council shall establish eligibility criteria**
30 **for the fast track permitting program, including readiness criteria,**

1 under section 2 of this 2026 Act no later than October 1, 2026.

2 **“SECTION 4. Section 5 of this 2026 Act is added to and made a part**
3 **of ORS chapter 183.**

4 **“SECTION 5. (1) This section applies to the following agencies and**
5 **offices:**

6 **“(a) The Department of Transportation.**

7 **“(b) The Department of Land Conservation and Development.**

8 **“(c) The State Department of Energy.**

9 **“(d) The Department of State Lands.**

10 **“(e) The Department of Environmental Quality.**

11 **“(f) The Water Resources Department.**

12 **“(g) The State Department of Agriculture.**

13 **“(h) The office of the State Historic Preservation Officer.**

14 **“(2) As used in this section, ‘permit’ has the meaning given that**
15 **term in ORS 183.700.**

16 **“(3) Not later than 120 days after the effective date of this 2026 Act,**
17 **an agency shall publish a catalog of permits issued by the agency that**
18 **are related to or have an impact on economic development projects.**
19 **For each permit issued by the agency that is related to or has an im-**
20 **pact on economic development projects, the catalog must include:**

21 **“(a) A description of the permit.**

22 **“(b) The duration of the permit.**

23 **“(c) The statutory authority, regulatory authority or other author-**
24 **ity for issuing the permit.**

25 **“(d) The method by which the agency processes incomplete appli-**
26 **cations for permits and, if readily available, the annual number of in-**
27 **complete applications an agency generally receives.**

28 **“(e) Any statutory, regulatory or other authority governing the**
29 **time within which the agency must process applications for the per-**
30 **mit.**

1 “(f) The application fee for the permit, the statutory, regulatory or
2 other authority for the application fee and when the amount of the
3 application fee was last changed.

4 “(g) An analysis identifying opportunities to streamline the ap-
5 proval process for the permit, eliminate any unnecessary steps or
6 barriers, reduce the incidence of incomplete applications and eliminate
7 any obsolete or unnecessary approval processes.

8 “(h) The approximate number of applications for the permit cur-
9 rently pending at the agency and a statement of whether a backlog
10 exists.

11 “(4) Not later than 120 days after the effective date of this 2026 Act,
12 an agency shall report to the Governor on:

13 “(a) Permitting programs in the agency that are not meeting rea-
14 sonable processing timelines.

15 “(b) Opportunities to streamline and improve permit processing and
16 meet reasonable processing timelines.

17 “(c) Suggestions obtained from consultation with permit applicants
18 on permit processing.

19 “(d) Opportunities to provide fee relief for delayed permit process-
20 ing.

21 “SECTION 6. Section 5 of this 2026 Act is repealed on January 2,
22 2027.”

23 Delete lines 33 through 37 and insert:

24 “(a) Evidence of economic transition or restructuring, including but not
25 limited to job losses, industry contraction, supply chain realignment, auto-
26 mation impacts and shifts in regional economic specialization;

27 “(b) The presence of underutilized, vacant or redevelopment-ready indus-
28 trial or employment land, including brownfields, legacy industrial sites and
29 properties requiring modernization to support productive use;

30 “(c) Alignment with adopted local, regional or statewide economic devel-

1 opment strategies, land-use plans, infrastructure plans, workforce strategies
2 or climate and energy transition goals, where enterprise zone designation
3 would materially advance implementation;

4 “(d) Demonstrated opportunity to:

5 “(A) Support emerging, traded sector or innovation-driven industries;

6 “(B) Retain, reinvest in or modernize existing industries or facilities; or

7 “(C) Make investments that improve productivity, competitiveness, supply
8 chain resilience or workforce quality;

9 “(e) Commitment by the zone sponsor to a performance-based development
10 approach, including measurable objectives related to capital investment,
11 wages, workforce development, retention or modernization outcomes, pro-
12 ductivity improvement, redevelopment outcomes or other economic perform-
13 ance indicators established by the Oregon Business Development Department
14 by rule; or

15 “(f) Other community-defined indicators of economic need or development
16 potential supported by objective evidence and consistent with department
17 rules.”.

18 On page 5, line 32, delete “(b)” and insert “(b)(A)”.

19 After line 36, insert:

20 “(B) The Oregon Business Development Department shall adopt rules that
21 establish approval criteria for waivers or pilot programs for purposes of this
22 paragraph.”.

23 On page 6, line 29, delete “Five” and insert “Two”.

24 On page 7, delete line 38 and insert:

25 “(b) In lieu of meeting the employment qualifications under subsection
26 (1)(c) of this section, a sponsor may approve alternative performance criteria
27 that support the objectives of the zone designation, including but not limited
28 to job retention, wage growth, capital intensity, productivity improvements
29 and revenue growth.

30 “(c) The terms agreed to under this subsection must be set forth in a

1 written agreement. Failure to meet the terms of the agreement is a disqual-
2 ifying event under ORS 285C.240.”.

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