

HB 4084-A13
(LC 109)
2/18/26 (ASD/ps)

Requested by Senator NERON MISSLIN

**PROPOSED AMENDMENTS TO
A-ENGROSSED HOUSE BILL 4084**

1 On page 1 of the printed A-engrossed bill, line 3, after “285C.140,” insert
2 “285C.145,”.

3 On page 10, after line 25, insert:

4 “(6) If a county in which any part of qualified property is located is not
5 a sponsor of the enterprise zone, prior to authorization of the business firm
6 and approval of the application, or an extension for an additional period of
7 exemption under ORS 285C.160, the sponsor must enter into an intergovern-
8 mental agreement with the county under which the county may offset rea-
9 sonable costs incurred by the county for administration, monitoring,
10 reporting, compliance, enforcement and appeals that are related to the en-
11 terprise zone exemption.”.

12 In line 26, delete “(6)” and insert “(7)”.

13 In line 33, delete “(7)” and insert “(8)”.

14 In line 40, delete “(8)” and insert “(9)”.

15 In line 44, delete “(9)” and insert “(10)”.

16 On page 11, line 3, delete “(10)” and insert “(11)”.

17 In line 8, delete “(11)” and insert “(12)”.

18 In line 12, delete “(12)” and insert “(13)”.

19 In line 14, delete “(12)” and insert “(13)”.

20 After line 18, insert:

21 **“SECTION 11a. ORS 285C.145 is amended to read:**

1 “285C.145. (1) The Legislative Assembly finds that the standard procedure
2 for authorization in an enterprise zone inappropriately deters development
3 or redevelopment of qualified buildings on speculation for subsequent sale
4 or lease to eligible business firms.

5 “(2) Notwithstanding ORS 285C.140 (1), a new building or structure or an
6 addition to or modification of an existing building or structure may qualify
7 for the exemption allowed under ORS 285C.175 if the qualified property is
8 leased or sold by an unrelated party to one or more authorized business firms
9 after commencement of the construction, addition or modification but prior
10 to use or occupancy of the qualified property.

11 “(3) A business firm may not be considered authorized and is not qualified
12 for the exemption allowed under ORS 285C.175 if the county assessor dis-
13 covers prior to initially granting the exemption that the application for au-
14 thorization was not submitted by the business firm in a timely manner in
15 accordance with ORS 285C.140, except as allowed under subsection (2) of this
16 section or ORS 285C.140 [(11) and] (12) **and (13)**.

17 “(4)(a) Records, communications or supporting information submitted to
18 a public body by a business firm for purposes of ORS 285C.050 to 285C.250
19 or 285C.400 to 285C.420 are exempt from disclosure under ORS 192.311 to
20 192.478 if the records, communications or supporting information:

21 “(A) Identify particular items of real property machinery and equipment
22 or personal property;

23 “(B) Reveal investment plans prior to authorization or certification;

24 “(C) Include the compensation or wages the business firm provides to firm
25 employees;

26 “(D) Are described in ORS 192.355 (17); or

27 “(E) Are submitted under ORS 285C.225 or 285C.235.

28 “(b) Records, communications or supporting information described in
29 paragraph (a) of this subsection may be shared among the county assessor,
30 the zone sponsor, the Department of Revenue and the Oregon Business De-

1 velopment Department, as appropriate, without affecting the exemption from
2 disclosure under this subsection.”.

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