

February 4, 2026

TO: Members of the House Committee on Economic Development, Small Business and Trade
FR: Duke Shepard, Oregon Business & Industry
RE: HB 4084

OBI is a statewide association representing businesses from a wide variety of industries and from each of Oregon's 36 counties. In addition to being the statewide chamber of commerce, OBI is the state affiliate for the National Association of Manufacturers and the National Retail Federation. Our 1,600 member companies, more than 75% of which are small businesses, employ more than 250,000 Oregonians.

HB 4084 includes strong foundational elements, as well as areas that would benefit from further refinement. We welcome and strongly support the Governor's commitment to updating the state's Enterprise Zone incentive and her proposal to invest \$40 million in industrial land site readiness. These are meaningful steps forward. The remaining concerns are largely focused on permitting.

We would like to thank Representatives Diehl and Dobson for chief sponsoring HB 3918 last session, as well as the many members of this committee who co-sponsored it. That legislation proposed, in statutory form, to replicate actions taken by Washington Governor Ferguson through executive order to improve permitting transparency and establish a refund process. While the bill did not advance last session, it played an important role in moving the broader policy conversation forward.

The elements in this bill are not exactly the same as HB 3918, so I will just highlight some of the differences.

Scope

- HB 3918, 2025: Applies to *all permits* issued by an agency.
- HB 4084, 2026: Limited to permits *related to or impacting economic development projects*.

Timing

- HB 3918, 2025: Permit catalog due within 60 days of the act's effective date.
- HB 4084, 2026: Permit catalog due within 120 days.

Processing deadlines & fee refunds

- HB 3918, 2025:
 - Agencies must set public processing deadlines for permits.
 - Missed deadlines may trigger refunds of application fees.
- HB 4084, 2026:
 - No requirement to set processing deadlines.
 - No automatic refund provisionally discussion of options fee relief.

Permit catalog

- Included in both:
 - Permit description, duration, and legal authority.
 - Application method and applicable processing time requirements.
 - Application fees and fee authority.
 - Identification of backlogs and pending applications.
 - Analysis of streamlining opportunities.
- Only HB 3918, 2025:
 - Estimates of processing time with existing resources.
 - Detailed step-by-step approval and post-approval process descriptions.
 - Historical performance data (2024 application volumes and processing times).
 - Average post-approval delays.

Reporting and legislative oversight

- HB 3918, 2025: No reporting requirement to the Legislature.
- HB 4084, 2026: Requires agencies to report to the Legislature on:
 - Programs missing reasonable timelines.
 - Streamlining opportunities.
 - Applicant feedback.
 - Potential fee relief for delays.

Finally, the Fast Track permitting operations in the bill would benefit from continued refinement to ensure that complex projects requiring multiple permits are able to move through Oregon's arduous permitting processes more efficiently. As written, we don't think it's quite hit the mark, but we appreciate the Governor's office's proactive engagement efforts and receptiveness to feedback on this component and are encouraged by the ongoing dialogue.

We look forward to continuing to work with the Governor's office and members of the Legislature to improve permitting responsiveness and to further strengthen this bill. While there is room for improvement, on balance, OBI supports HB 4084, with the expectation that our enthusiasm will grow as the policy-making process continues.

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