

**REVENUE IMPACT OF  
PROPOSED LEGISLATION**  
79th Oregon Legislative Assembly  
2018 Regular Session  
Legislative Revenue Office

<b>Bill Number:</b>	<b>SB 1045-A</b>
<b>Revenue Area:</b>	<b>Property Tax</b>
<b>Economist:</b>	<b>Jaime McGovern</b>
<b>Date:</b>	<b>05/10/2019</b>

*Only Impacts on Original or Engrossed  
Versions are Considered Official*

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**Measure Description:**

Provides through permissive city and county authority, a property tax exemption to homeowners who choose to rent a portion of their home to qualified home share seeker. Implemented through development of homeshare program. Requires 51% of affected taxing districts, and caps program at 500 properties total in any given year. Describes process following breach of home share agreement. Takes effect 91st day after adjournment of sine die. Is repealed January 2, 2029.

**Revenue Impact:**

As this is a permissive policy, there is no direct revenue impact. However, it will have implications on jurisdictions where it is adopted.

**Impact Explanation:**

This program would provide a maximum of \$300,000 reduction from Assessed value to homeowners who participate in the homeshare program which will be developed to house low income homeseekers. The program has a participation cap, and participation will be allocated based on applications and relative county size. If the program is fully successful in its implementation, and it was implemented all in Multnomah County, it would reduce local tax revenue approximately \$2.6 million, and shift approximately \$800,000 in property taxes to other taxpayers annually (in the first year). If the program was dispersed throughout the state, the reduction to local property tax revenue would be approximately \$2.1 million and a shift of approximately \$500,000 annually. These values would escalate at approximately 3%, not considering compression.

**Creates, Extends, or Expands Tax Expenditure: Yes  No**

This program is intended as a tool in assisting individuals to stay in their homes, and provide homes for the underhoused.