

From: [Scott Jarmer](#)
To: [HRULES Exhibits](#)
Subject: Unintended Consequences of HB 4167
Date: Thursday, February 20, 2020 6:07:01 AM

Hello,

I am writing to you from a different perspective on HB 4167, which use to be SB 1530. The Cap and Trade Bill.

I am writing it from the Real Estate Perspective. If this house bill get implemented, as written, it will have a negative effect on property values through out the state. When costs of living goes up and people move out of the rural areas because they can no longer afford the basic necessities in life, then there will be in influx of properties up for sale. With this influx of properties, there marketing time for each property goes up significantly. The longer the property is out on the market, the more of a discount the seller is willing to give to any potential buyer. In many cases the properties will sell for a price that is lower than the Asses M50 (or assessed value) set by the local county assessor's office. Then the buyers will file a tax appeal through the county Board of Property Tax Appeals (BOPTA). Here BOPTA will either have the county have the expense of doing a new appraisal of the property and/or lower the property's assessed value. In turn this will reduce the amount of revenue going to the county and the school districts. The long term effect, in the decline of property tax revenue due to the decrease in real estate values, could outweigh the \$700 Million in new tax revenue the state is going to realize by the passage of HB 4167..

In addition, in a personal note, my parents who are in their 80's live on a fixed income. The increase in utility bills, gas, and the residual increases that will be passed down to the consumers will make it so they are upside down financially every month. What will happen is they will be forced to sell their home (refer to the above paragraph). move into an assisted living facility. Once their assets are depleted, then they will be moved over to Medicaid, which is paid by the State of Oregon. So there is another cost that the state will have which is an unintended consequence of passing this bill. Even if there are refund for the elderly, this will not help them in the month to month activities of life. Their monthly bills will increase to the point where they are upside down. They have a very simple little house and have only one car. In time, this bill will force them and other out of their house and could end up on Medicaid in an assisted living facility. Does that make sense?

Another unintended consequence is tourism. Oregon Coast needs tourists to survive since the fishing and timber industries have been reduced to a small fraction of what they were before. Costs will go up at the motels, restaurants, gas pumps, gift shops, charter boats, museums, every place because businesses will pass on the additional costs to the consumers. This will cause tourists to not come to Oregon because it is too expensive. In addition, it will cause many of the Portland area residents not to travel to the coast as often as they typically would, not only because of the added costs of doing fun activities on the coast, but just getting to the coast will cost more due to the substantial increase in gas prices.

Now matter how you look at things, the every day Oregon Consumer, including immigrants, will be negatively affected by the passage of this bill. The costs of living in all aspect of life will go up, business sales will decrease, which will reduce income tax revenue for the state. Any time any level of government increases taxes or fees on businesses, either it be the

Federal, State, County, TriMet, or local city, those increased costs are passed on to the consumer. Businesses are in business to be profitable, not to absorb higher costs in the form of fees and taxes. if those businesses cannot be profitable, they will close.

Please, do not pass this HB 4167. It will hurt so many vulnerable Oregonians like my parents.

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