

HB 2008 B STAFF MEASURE SUMMARY

Carrier: Rep. Kotek

House Committee On Revenue

Action Date: 05/11/21

Action: Do pass with amendments. (Printed B-Eng.)

Vote: 6-0-1-0

Yeas: 6 - Marsh, Nathanson, Pham, Reschke, Smith G, Valderrama

Exc: 1 - Levy

Fiscal: Has minimal fiscal impact

Revenue: Revenue impact issued

Prepared By: Jaime McGovern, Economist

Meeting Dates: 2/22, 4/27, 5/11

WHAT THE MEASURE DOES:

Provides tax exemption for property of religious organization held or used solely to provide affordable housing to low income households, conditional on 60 year affordable housing covenant. Restricts conditions that local governments may place on development of affordable housing provided by religious nonprofit corporations and expands zoning where such housing must be allowed. Prohibits application of automatic six year sunset. Takes effect on 91st day following adjournment sine die.

ISSUES DISCUSSED:

- Length of term of the exemption and application of sunset.
- Existing churches and length of time for development.
- Existing zoning requirements for low income housing on property owned by religious institutions.
- Filing fees.
- Oversight requirements.

EFFECT OF AMENDMENT:

Clarifies that automatic 6 year sunset clause does not apply to low income housing use of religious property. Clarifies definition of low income housing and households. Waives 2021 late filing fee for religious organizations and specifies first year of property tax exemption eligibility.

BACKGROUND:

Currently, in statute, under ORS 307.140, property owned by religious and charitable institutions may qualify for property tax exemption.