

## Property Tax Return Filing for Floating Structures

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### Background

For property tax purposes, “personal property” includes business property that is mobile, manufactured homes when the owner does not also own the land, and floating homes. Unlike with real property, personal property owners are required to file a property tax return by March 15 each year.

In 2022, [Senate Bill 1559](#) eliminated the requirement for floating home owners to file the return, unless new property or new improvements had been added in the year.

Senate Bill 198 would create a distinction between residential and commercial floating structures, with the latter required to file the return. The property remains taxable, even if the return is not required.

The Department of Revenue has two technical questions about SB 198, to ensure it can be administered according to its intent.

### Administrative Topics

First, the definition of “commercial floating structure” is broad enough to leave taxpayers and administrators wondering whether it is meant to include things such as occasional vacation rental use or a home business in a residence. A potential alternative definition might be: “. . . used exclusively for production of income or exclusively for commercial purposes.”

Second, the bill applies to property tax years beginning on or after July 1, 2023. When the bill becomes effective, likely after the September 25 date when the tax roll is locked and turned, county assessors will have to make tax roll corrections this year. The solution would be to make the bill applicable to tax years beginning on or after July 1, 2024.

### Agency Contact

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