

HB 3163 STAFF MEASURE SUMMARY

House Committee On Revenue

Prepared By: Beau Olen, Economist

Meeting Dates: 2/20

WHAT THE MEASURE DOES:

Allows a county to adopt an ordinance or resolution which provides, for purposes of property taxation, a specially assessed value for the owner-occupied primary residence of an individual who is at least 62 years of age. Provides the special assessment is in addition to any other property tax relief. Allows a county to adopt an ordinance or resolution to amend or repeal the program. Applies to property tax years beginning on or after July 1, 2026.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Currently, five property tax exemptions or special assessments in Oregon are designed to benefit seniors by providing property tax relief to senior service providers. All but one of these programs are designed such that the relief is passed through to seniors in the form of lower rental rates at long-term care or elderly housing facilities. Alternatively, the Homestead Property Tax Deferral program is available for individuals who are at least 62 years of age or qualify for Social Security disability benefits. The State pays the property taxes due on the homestead on behalf of participating homeowners. All deferred taxes, interest, and fees are due when the owner moves, sells the homestead, or dies. Simple six percent interest accrues annually on the deferred property taxes.