

**REVENUE IMPACT OF
PROPOSED LEGISLATION**
83rd Oregon Legislative Assembly
2025 Regular Session
Legislative Revenue Office

Bill Number: HB 3190 - A
Revenue Area: Property Tax
Economist: Beau Olen
Date: 3/27/2025

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

Measure Description:

Reactivates and modifies the historic property special assessment program. Limits eligible property to improved real property used or held to produce income. Allows property classified as historic property to have an unlimited number of consecutive or non-consecutive 10-year special assessment terms. Disallows cities or counties from prohibiting a second 10-year special assessment term by resolution or ordinance. Allows a preservation plan to be completed more than 24 months before the date the application is filed. Requires the owner to have property insurance which covers at minimum, the real market value of the property. Sunsets the part of the program allowing for a consecutive second 10-year term on July 1, 2031 (application deadline). Sunsets the modified program on July 1, 2032 (application deadline). Applies to property tax years 2026-27 and after.

Revenue Impact (in \$Millions):

	Fiscal Year		Biennium		
	2025-26	2026-27	2025-27	2027-29	2029-31
Local Governments	\$0	-\$0.4	-\$0.4	-\$1.0	-\$0.8

Impact Explanation:

For property classified as historic property, the increased property value from historic preservation or rehabilitation is exempt from property tax during any 10-year special assessment term. A portion of historic properties in any given year are repeat users which benefit from consecutive or non-consecutive 10-year special assessment terms. A portion of properties which were unable to qualify in 2024-25, because the program was unavailable, are assumed to begin a 10-year special assessment term in 2026-27. In recent years, average preservation plan expenditures have been about \$170,000 for each certified residential property and about \$2.3 million for each certified commercial property. Certified historic properties are about 55 percent residential and about 45 percent commercial. Preservation or rehabilitation of each historic property occurs over the course of two years.

Creates, Extends, or Expands Tax Expenditure: Yes ☒ No ☐

The policy purpose of this measure is “to maintain, preserve and rehabilitate properties of Oregon historical significance” (ORS 358.475).

State Capitol Building
900 Court St NE
Salem, Oregon 97301-1347

Phone (503) 986-1266
Fax (503) 986-1770
<https://www.oregonlegislature.gov/lro>