

# House Bill 3163

Sponsored by Representative CATE (Pre-session filed.)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: The Act would let counties opt to grant a specially assessed property tax value for the homes of people who are at least 62 years old. (Flesch Readability Score: 66.5).

Allows counties to adopt an ordinance or resolution that provides, for purposes of ad valorem property taxation, a specially assessed value for the owner-occupied primary residences of individuals who are at least 62 years of age.

Takes effect on the 91st day following adjournment sine die.

## A BILL FOR AN ACT

1  
2 Relating to a specially assessed value for the residences of seniors; and prescribing an effective date.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. (1)(a) The governing body of a county may elect by ordinance or resolution**  
5 **to allow property described in subsection (2) of this section to be assessed and taxed in ac-**  
6 **cordance with this section.**

7 **(b) The ordinance or resolution may prescribe the methods by which the assessor ad-**  
8 **ministers this section, including, but not limited to, how claims are made.**

9 **(2) Notwithstanding any other provision of law, the owner-occupied primary residence of**  
10 **an individual who is at least 62 years of age and has filed a valid claim under subsection (5)**  
11 **of this section may be granted a specially assessed value determined under subsection (3) of**  
12 **this section.**

13 **(3)(a) The specially assessed value of a residence to which a valid claim relates shall equal**  
14 **the real market value of the residence as shown on the tax statement delivered pursuant to**  
15 **ORS 311.250 for the property tax year immediately preceding the first property tax year to**  
16 **which a valid claim filed under subsection (5) of this section relates.**

17 **(b) For the first property tax year for which the residence is assessed under this section,**  
18 **the residence's maximum specially assessed value shall equal the product of the specially**  
19 **assessed value multiplied by the ratio, not greater than 1.00, of the maximum assessed value**  
20 **the residence would have had for the applicable property tax year if it were not specially**  
21 **assessed to the real market value of the residence for the applicable property tax year.**

22 **(c) For each year after the first property tax year for which the residence is specially**  
23 **assessed under this section and before disqualification from the specially assessed value, the**  
24 **residence's maximum specially assessed value shall equal the greater of 103 percent of the**  
25 **residence's assessed value from the prior property tax year or 100 percent of the residence's**  
26 **maximum specially assessed value from the prior property tax year.**

27 **(4) The assessed value of the residence for any property tax year during which the resi-**  
28 **dence is granted a specially assessed value under this section shall be the least of:**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 (a) The residence's maximum specially assessed value as determined under subsection (3)  
2 of this section;

3 (b) The residence's real market value; or

4 (c) The residence's specially assessed value as determined under subsection (3) of this  
5 section.

6 (5)(a) An individual's claim for a specially assessed value for a residence under this sec-  
7 tion must:

8 (A) Be in writing on a form supplied by the Department of Revenue;

9 (B) Describe the residence;

10 (C) Recite all facts establishing the eligibility of the residence for, and of the individual  
11 to claim, the specially assessed value; and

12 (D) Have attached:

13 (i) Any documentary proof required by the department; and

14 (ii) A written declaration by the individual that the statements contained in the claim  
15 are true.

16 (b) The claim must be filed with the assessor of the county in which the residence is lo-  
17 cated after January 1 and on or before April 15 immediately preceding the property tax year  
18 for which the specially assessed value is claimed.

19 (c) If the county assessor determines that the residence is eligible for, and the individual  
20 is eligible to claim, the specially assessed value, the county assessor shall determine the total  
21 amount of taxes due on the individual's residence in accordance with this section.

22 (6) Any individual aggrieved by the denial of a claim for the specially assessed value un-  
23 der this section may appeal to the Oregon Tax Court in the manner provided by ORS 305.404  
24 to 305.560.

25 (7)(a) If, as of January 1 of the assessment year, any of the circumstances listed in par-  
26 agraph (b) of this subsection have occurred since the immediately preceding January 1, the  
27 residence shall:

28 (A) Have, for the immediately succeeding property tax year, a maximum assessed value  
29 as determined under ORS 308.156 (5); and

30 (B) Be assessed and taxed as other property similarly situated is assessed and taxed.

31 (b) The circumstances referred to in paragraph (a) of this subsection are:

32 (A) The individual who claimed the specially assessed value on the residence dies or, if  
33 there was more than one claimant, the survivor of the individual who originally claimed the  
34 specially assessed value dies.

35 (B) The residence granted the specially assessed value is sold, a contract to sell is en-  
36 tered into or a person other than the individual who claimed the specially assessed value,  
37 including a transferee, becomes the owner of the residence.

38 (C) The residence is no longer the owner-occupied primary residence of any individual  
39 who claimed the specially assessed value, except in the case of an individual required to be  
40 absent from the residence by reason of health.

41 (D) The residence granted the specially assessed value is a manufactured structure or  
42 floating home and has been moved out of the state.

43 (E) New property or new improvements as defined in ORS 308.149 have been added to the  
44 tax account of the residence that has been granted the specially assessed value.

45 (8) If the governing body of a county adopts an ordinance or resolution that amends or

1 ends the specially assessed value in the county, a residence that has been granted a specially  
2 assessed value under this section before the effective date of the ordinance or resolution  
3 shall continue to receive the specially assessed value on the same terms in effect when the  
4 specially assessed value was first granted until a circumstance listed in subsection (7) of this  
5 section occurs.

6 (9) The specially assessed value available under this section is in addition to and not in  
7 lieu of any other property tax exemption or partial exemption, special assessment, deferral  
8 or other limit on the assessment or collection of property taxes.

9 (10) ORS 315.037 does not apply to this section.

10 SECTION 2. Section 1 of this 2025 Act applies to property tax years beginning on or after  
11 July 1, 2026.

12 SECTION 3. This 2025 Act takes effect on the 91st day after the date on which the 2025  
13 regular session of the Eighty-third Legislative Assembly adjourns sine die.

14