



Chair Meek, Vice-Chair McLane, and members of the Senate Committee on Finance and Revenue,

Thank you for the opportunity to provide testimony on SB 1095A with the -A3 amendment.

Oregon REALTORS® is neutral on the bill with the -A3 amendment.

When this committee last heard this bill, Oregon REALTORS® expressed its strong opposition to the base bill, which we still maintain. We expressed serious concerns about the arbitrary 180-day threshold which was less than half a year, and the significant impact on private property rights. We also voiced concerns about Oregonians who split time in Oregon and other states, or who cohabitate, having to pay large fees and avoid vacations to comply with the 180-day threshold. We also raised concerns about enforcement, and pointed the Committee to [San Francisco](#) where a superior court judge struck down the tax (which applies to homes unoccupied for 182 + days and ranges from \$2500 and \$20,000) and is currently suspended as it works its way through the courts.

We appreciate the improvements that have been made to the bill with the -A3 amendments. These changes bring the policy more in line with what it is being called—a “vacant” property tax. At 360 days, along with the exemptions included in the amendment, it is much more likely that the fee, if enacted by a local government, would be applied to truly vacant properties rather to properties that are being used regularly or that are temporarily vacant due to life circumstances.

While our members will never be enthusiastic about a tax on homes, we believe that the framework in the -A3 amendment is workable, and we appreciate the effort that went into crafting it.

Thank you for your time and consideration of our testimony.