

HOUSE AMENDMENTS TO HOUSE BILL 4084

By COMMITTEE ON ECONOMIC DEVELOPMENT, SMALL BUSINESS, AND TRADE

February 12

1 On page 1 of the printed bill, delete lines 6 through 24 and delete pages 2 and 3.

2 On page 4, delete lines 1 through 12 and insert:

3 **“SECTION 1.** (1) **The Joint Permitting Council is established within the office of the**
4 **Governor. The council consists of the following members appointed by the Governor:**

5 “(a) One representative of each of the following agencies:

6 “(A) The Department of Transportation.

7 “(B) The Department of Land Conservation and Development.

8 “(C) The State Department of Energy.

9 “(D) The Department of State Lands.

10 “(E) The Department of Environmental Quality.

11 “(F) The Water Resources Department.

12 “(G) The State Department of Agriculture.

13 “(H) The Oregon Business Development Department.

14 “(I) The State Department of Fish and Wildlife.

15 “(J) The Oregon Department of Administrative Services.

16 “(K) The State Department of Geology and Mineral Industries.

17 “(b) Two members with knowledge and experience in economic development.

18 “(2) The term of office of each member of the council is four years. A member serves
19 at the pleasure of the Governor. Before the expiration of the term of a member, the Gov-
20 ernor shall appoint a successor whose term begins on January 1 of the following year. A
21 member may be reappointed. If there is a vacancy for any cause, the Governor shall make
22 an appointment to become immediately effective for the unexpired term.

23 “(3) A member of the council is not entitled to compensation or reimbursement for ex-
24 penses.

25 “(4) The council shall elect one of its members as chairperson and another as vice
26 chairperson, for the terms and with the duties and powers necessary for the performance
27 of the functions of such offices as the council determines.

28 “(5) A majority of the members of the council constitutes a quorum for the transaction
29 of business.

30 “(6) The council shall meet at times and places specified by the chairperson or a majority
31 of the members of the council.

32 “(7) The council may employ staff, including but not limited to a permitting specialist.

33 **“SECTION 2.** (1) The Joint Permitting Council established in section 1 of this 2026 Act
34 shall administer a fast track permitting program that allows eligible projects to obtain ex-
35 pedited regulatory approval from state agencies.

1 “(2) The council shall establish eligibility criteria for the fast track permitting program.
2 The criteria must require a project to:
3 “(a)(A) Exceed \$100 million in capital investment, if the project is located within the ur-
4 ban growth boundary of a metropolitan service district organized under ORS chapter 268;
5 “(B) Exceed \$50 million in capital investment, if the project is not located within the ur-
6 ban growth boundary of a metropolitan service district organized under ORS chapter 268 or
7 within a nonurban county as described in ORS 653.026; or
8 “(C) Exceed \$25 million in capital investment, if the project is located within a nonurban
9 county as described in ORS 653.026;
10 “(b) Require more than one regulatory approval from one state agency, or more than one
11 regulatory approval from more than one state agency;
12 “(c) Advance job creation or growth in gross domestic product through a target industry
13 cluster, as defined by the Oregon Business Development Department by rule;
14 “(d) Meet readiness criteria established by the council;
15 “(e) Demonstrate land use compatibility;
16 “(f) Not require renewals of existing permits; and
17 “(g) Meet other requirements established by the council.
18 “(3)(a) An applicant for the fast track permitting program shall submit a project applica-
19 tion to the council. The council shall:
20 “(A) Review the application to determine if the project meets the eligibility criteria es-
21 tablished under subsection (2) of this section and report the findings to the Governor; and
22 “(B) Forward the application to the Regional Solutions Program created under ORS
23 284.754.
24 “(b) The Regional Solutions Program shall review the project, for consistency with re-
25 gional economic development priorities as established under ORS 284.754, Comprehensive
26 Economic Development Strategies or other similar sources, and report to the Governor with
27 a recommendation about whether to advance the project. The report may include additional
28 local or regional dynamics for the Governor to consider.
29 “(c) The Governor shall review each application forwarded by the council and the Re-
30 gional Solutions Program and determine whether to approve the application.
31 “(d) The Governor may not approve an application if there are 15 projects currently in
32 progress under the fast track permitting program.
33 “(4) If the Governor approves a project application for the fast track permitting program,
34 the council shall:
35 “(a) Develop and approve a cooperative project plan for the project that:
36 “(A) Includes intermediate and final completion dates for all state regulatory approvals;
37 “(B) Provides for a shorter timeline than existing timelines for permitting or other rel-
38 evant timelines for permitting established through policy, law or regulation; and
39 “(C) Is consistent with analyses completed by the regulating agencies identifying oppor-
40 tunities to streamline the approval process for the permit, eliminate any unnecessary steps
41 or barriers, reduce the incidence of incomplete applications and eliminate any obsolete or
42 unnecessary approval processes.
43 “(b) Identify a lead agency that will provide monthly updates on the project to the
44 council.
45 “(c) Include in the plan any other elements deemed necessary by the council.

1 “(5) The council shall submit an annual report to the Governor and the Oregon Department
2 of Administrative Services that describes the status of each project administered in the
3 previous year under the fast track permitting program.

4 “**SECTION 3.** (1) The Governor shall appoint the members of the Joint Permitting Council
5 under section 1 of this 2026 Act no later than July 1, 2026.

6 “(2) The Joint Permitting Council shall establish eligibility criteria for the fast track
7 permitting program, including readiness criteria, under section 2 of this 2026 Act no later
8 than October 1, 2026.

9 “**SECTION 4.** Section 5 of this 2026 Act is added to and made a part of ORS chapter 183.

10 “**SECTION 5.** (1) This section applies to the following agencies and offices:

11 “(a) The Department of Transportation.

12 “(b) The Department of Land Conservation and Development.

13 “(c) The State Department of Energy.

14 “(d) The Department of State Lands.

15 “(e) The Department of Environmental Quality.

16 “(f) The Water Resources Department.

17 “(g) The State Department of Agriculture.

18 “(h) The office of the State Historic Preservation Officer.

19 “(2) As used in this section, ‘permit’ has the meaning given that term in ORS 183.700.

20 “(3) Not later than 120 days after the effective date of this 2026 Act, an agency shall
21 publish a catalog of permits issued by the agency that are related to or have an impact on
22 economic development projects. For each permit issued by the agency that is related to or
23 has an impact on economic development projects, the catalog must include:

24 “(a) A description of the permit.

25 “(b) The duration of the permit.

26 “(c) The statutory authority, regulatory authority or other authority for issuing the
27 permit.

28 “(d) The method by which the agency processes incomplete applications for permits and,
29 if readily available, the annual number of incomplete applications an agency generally re-
30 ceives.

31 “(e) Any statutory, regulatory or other authority governing the time within which the
32 agency must process applications for the permit.

33 “(f) The application fee for the permit, the statutory, regulatory or other authority for
34 the application fee and when the amount of the application fee was last changed.

35 “(g) An analysis identifying opportunities to streamline the approval process for the
36 permit, eliminate any unnecessary steps or barriers, reduce the incidence of incomplete ap-
37 plications and eliminate any obsolete or unnecessary approval processes.

38 “(h) The approximate number of applications for the permit currently pending at the
39 agency and a statement of whether a backlog exists.

40 “(4) Not later than 120 days after the effective date of this 2026 Act, an agency shall re-
41 port to the Governor on:

42 “(a) Permitting programs in the agency that are not meeting reasonable processing
43 timelines.

44 “(b) Opportunities to streamline and improve permit processing and meet reasonable
45 processing timelines.

1 **“(c) Suggestions obtained from consultation with permit applicants on permit processing.**

2 **“(d) Opportunities to provide fee relief for delayed permit processing.**

3 **“SECTION 6. Section 5 of this 2026 Act is repealed on January 2, 2027.”.**

4 Delete lines 33 through 37 and insert:

5 “(a) Evidence of economic transition or restructuring, including but not limited to job losses,
6 industry contraction, supply chain realignment, automation impacts and shifts in regional economic
7 specialization;

8 “(b) The presence of underutilized, vacant or redevelopment-ready industrial or employment
9 land, including brownfields, legacy industrial sites and properties requiring modernization to support
10 productive use;

11 “(c) Alignment with adopted local, regional or statewide economic development strategies,
12 land-use plans, infrastructure plans, workforce strategies or climate and energy transition goals,
13 where enterprise zone designation would materially advance implementation;

14 “(d) Demonstrated opportunity to:

15 “(A) Support emerging, traded sector or innovation-driven industries;

16 “(B) Retain, reinvest in or modernize existing industries or facilities; or

17 “(C) Make investments that improve productivity, competitiveness, supply chain resilience or
18 workforce quality;

19 “(e) Commitment by the zone sponsor to a performance-based development approach, including
20 measurable objectives related to capital investment, wages, workforce development, retention or
21 modernization outcomes, productivity improvement, redevelopment outcomes or other economic
22 performance indicators established by the Oregon Business Development Department by rule; or

23 “(f) Other community-defined indicators of economic need or development potential supported
24 by objective evidence and consistent with department rules.”.

25 On page 5, line 32, delete “(b)” and insert “(b)(A)”.

26 After line 36, insert:

27 “(B) The Oregon Business Development Department shall adopt rules that establish approval
28 criteria for waivers or pilot programs for purposes of this paragraph.”.

29 On page 6, line 29, delete “Five” and insert “Two”.

30 On page 7, delete line 38 and insert:

31 “(b) In lieu of meeting the employment qualifications under subsection (1)(c) of this section, a
32 sponsor may approve alternative performance criteria that support the objectives of the zone des-
33 ignation, including but not limited to job retention, wage growth, capital intensity, productivity im-
34 provements and revenue growth.

35 “(c) The terms agreed to under this subsection must be set forth in a written agreement. Failure
36 to meet the terms of the agreement is a disqualifying event under ORS 285C.240.”.