

2/20/26: How You Can Protect Your Clients and Business this Week

Here are the top ways you can support homeowners & the real estate industry in this week

PROTECT THE MORTGAGE INTEREST DEDUCTION: [HB 4136](#), had a public hearing on Monday (2/16). The bill would disconnect Oregon from longstanding federal tax policy and eliminate the Mortgage Interest Deduction for owners of 2nd homes. Once disconnected from federal policy, it's only a matter of time before legislators limit the deduction for primary residences as well. **Oregon REALTORS® has set up a [Call for Action for our members](#)** as well as an [action page](#) for your clients to tell the legislature to keep the MID in place for all homeowners. We've also created a [document](#) you can share with clients and colleagues, which includes a QR code linking to the public action page. While a work session to advance the bill has not been scheduled, it could start to move at any time before the end of session. **If you or your clients are willing to testify at a future date about keeping the MID in place for all homeowners, please contact jrogers@oregonrealtors.org.**

Support Economic Development: [SB 1586](#) – which has a public hearing and possible work session at 8:00am on Monday (2/13) – would allow Hillsboro to bring lands identified by the recent semiconductor task force into its UGB. The bill requires this land to be designated for use by advanced manufacturing firms and suppliers.

While the -4 amendments would reduce the total acreage that Hillsboro could bring into the UGB, the bill still contains key incentives to bring new jobs and economic growth to the region such as expanding the existing Semiconductor Research & Development Tax Credit, creating a new advanced manufacturing R&D tax credit, allowing local governments to offer property tax exemptions for new or updated machinery and equipment, and expanding eligibility for the Industrial Site Readiness Program. **To help pass the bill, email members of the Senate Committee on Finance and Revenue (email list on page 2). For talking points, see the [updated summary document](#) from Senator Sollman.**

Expand Housing Supply: [HB 4035A](#) has a public hearing and possible work session at 3:00pm on Tuesday (2/24). The bill will allow more cities to take advantage of the one-time Urban Growth Boundary expansion for housing allowed under SB 1537 (2024). SB 1537's requirements for cities to qualify for the expansion were so onerous that few cities to date have been able to take advantage of the opportunity. HB 4035A eases those requirements and opens opportunities for housing at a variety of income levels in communities across Oregon. **Support this bill by emailing members of the Senate Committee on Housing and Development (email list on page 2). For talking points, check out the [staff measure summary produced for HB 4035A](#).**

Maximize Tax Deductions for Small Businesses: [SB 1510A](#) renews the [pass-through entity elective tax](#) which allows pass-through businesses to pay an entity-level tax and then receive a credit. This allows Oregon small business owners to mitigate the impacts of the federal limit on deductions of state and local income taxes paid. **To help, email the House Committee on Revenue and urge them to “amend SB 1510A to renew and expand access to the pass-through entity elective tax”.**

To learn more about the 2026 legislative session, key issues, and what you can do to support your business, clients, and communities, visit our [Advocacy webpage](#).

Take Action!

Copy & paste the below email lists into an email of your own! Our recommended subject line for your emails is included under each email list.

SB 1586 – Emails for the Senate Committee on Finance and Revenue

Recommended Email Subject: Please Vote YES on SB 1586!

Sen.AnthonyBroadman@oregonlegislature.gov

Sen.MikeMcLane@oregonlegislature.gov

Sen.DickAnderson@oregonlegislature.gov

Sen.DebPatterson@oregonlegislature.gov

Sen.KathleenTaylor@oregonlegislature.gov

HB 4035A – Emails for the Senate Committee on Housing and Development

Recommended Email Subject: Please Vote YES on HB 4035A!

Sen.KhanhPham@oregonlegislature.gov

Sen.DickAnderson@oregonlegislature.gov

Sen.KayseJama@oregonlegislature.gov

sen.toddnash@oregonlegislature.gov

Sen.DebPatterson@oregonlegislature.gov

SB 1510A – Emails for the House Committee on Revenue

Recommended Email Subject: Please Renew and Expand the PTE Elective Tax in SB 1510A!

Rep.NancyNathanson@oregonlegislature.gov

Rep.EWernerReschke@oregonlegislature.gov

Rep.JulesWalters@oregonlegislature.gov

Rep.ZachHudson@oregonlegislature.gov

Rep.BobbyLevy@oregonlegislature.gov

Rep.PamMarsh@oregonlegislature.gov

Rep.GregSmith@oregonlegislature.gov