

## 2/13/26: 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](#), which has a hearing on Monday (2/16) at 3:00pm, would disconnect Oregon from longstanding federal tax policy and eliminate the Mortgage Interest Deduction for owners of 2<sup>nd</sup> 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 action page.

A follow up CFA will be sent Monday morning, so if you don't want to receive the email twice, open the email and respond to our CFA by Sunday night! **If you or your clients are willing to testify about keeping the MID in place for all homeowners, please contact [jrogers@oregonrealtors.org](mailto:jrogers@oregonrealtors.org).**

**Support Economic Development:** [SB 1586](#) – which has a hearing at 8:00am on Monday (2/16) – would allow Hillsboro to bring 1,700 acres of land 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. SB 1586 would also expand the Research and Development Tax Credit, allow local governments to offer property tax exemptions for new Oregon-based advanced manufacturing facilities, and improve incentive programs related to enterprise zones and the Regionally Significant Industrial Site programs. **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 [1-pager](#) and [FAQ](#) prepared by Senator Sollman, and if you're interested in learning more about the expected impacts, see [ECONorthwest's SB 1586 Analysis](#).**

**Strengthen Property Rights:** [HB 4153](#) would allow counties to approve farm stores on lands zoned for farm use. The bill has a work session on Monday at 1:00pm. HB 4135 was introduced by REALTOR® and State Representative Vikki Breese-Iverson at the request of the Oregon Property Owners Association – a longtime ally of Oregon REALTORS®. This bill not only provides for agritourism opportunities but also helps keep small farmers financially afloat. According to data from the USDA, nearly 5 out of every 7 farm operations in Oregon are operating at a net income deficit. **To help, email members of the House Committee on Agriculture, Land Use, Natural Resources, and Water (email list on page 2). For talking points, [see our written testimony](#).**

**Maximize Tax Deductions for Small Businesses:** [SB 1510](#) 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 “support SB 1510, and amend it to 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](mailto:Sen.AnthonyBroadman@oregonlegislature.gov)

[Sen.MikeMcLane@oregonlegislature.gov](mailto:Sen.MikeMcLane@oregonlegislature.gov)

[Sen.DickAnderson@oregonlegislature.gov](mailto:Sen.DickAnderson@oregonlegislature.gov)

[Sen.DebPatterson@oregonlegislature.gov](mailto:Sen.DebPatterson@oregonlegislature.gov)

[Sen.KathleenTaylor@oregonlegislature.gov](mailto:Sen.KathleenTaylor@oregonlegislature.gov)

### HB 4153 – Emails for the House Committee on Agriculture, Land Use, Natural Resources, and Water

**Recommended Email Subject:** Please Vote YES on HB 4153!

[Rep.KenHelm@oregonlegislature.gov](mailto:Rep.KenHelm@oregonlegislature.gov)

[Rep.MarkOwens@oregonlegislature.gov](mailto:Rep.MarkOwens@oregonlegislature.gov)

[rep.sarahfingermcdonald@oregonlegislature.gov](mailto:rep.sarahfingermcdonald@oregonlegislature.gov)

[Rep.CourtBoice@oregonlegislature.gov](mailto:Rep.CourtBoice@oregonlegislature.gov)

[Rep.JamiCate@oregonlegislature.gov](mailto:Rep.JamiCate@oregonlegislature.gov)

[Rep.AnnessaHartman@oregonlegislature.gov](mailto:Rep.AnnessaHartman@oregonlegislature.gov)

[Rep.BobbyLevy@oregonlegislature.gov](mailto:Rep.BobbyLevy@oregonlegislature.gov)

[Rep.PamMarsh@oregonlegislature.gov](mailto:Rep.PamMarsh@oregonlegislature.gov)

[Rep.SusanMcLain@oregonlegislature.gov](mailto:Rep.SusanMcLain@oregonlegislature.gov)

[Rep.LeslyMunoz@oregonlegislature.gov](mailto:Rep.LeslyMunoz@oregonlegislature.gov)

[Rep.AnnaScharf@oregonlegislature.gov](mailto:Rep.AnnaScharf@oregonlegislature.gov)

### SB 1510 – Emails for the House Committee on Revenue

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

[Rep.NancyNathanson@oregonlegislature.gov](mailto:Rep.NancyNathanson@oregonlegislature.gov)

[Rep.EWernerReschke@oregonlegislature.gov](mailto:Rep.EWernerReschke@oregonlegislature.gov)

[Rep.JulesWalters@oregonlegislature.gov](mailto:Rep.JulesWalters@oregonlegislature.gov)

[Rep.ZachHudson@oregonlegislature.gov](mailto:Rep.ZachHudson@oregonlegislature.gov)

[Rep.BobbyLevy@oregonlegislature.gov](mailto:Rep.BobbyLevy@oregonlegislature.gov)

[Rep.PamMarsh@oregonlegislature.gov](mailto:Rep.PamMarsh@oregonlegislature.gov)

[Rep.GregSmith@oregonlegislature.gov](mailto:Rep.GregSmith@oregonlegislature.gov)