

## 2/27/26: How You Can Protect Your Clients and Business this Week

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

**STRENGTHEN PROPERTY RIGHTS:** [HB 4153A](#) would allow counties to approve farm stores on lands zoned for farm use. The bill is currently in the Joint Committee on Ways and Means and needs a work session before advancing to the House and Senate floors for its final votes. HB 4135A 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 strengthens property rights by providing for agritourism opportunities and helps keep small farmers financially afloat. **To help, email the Co-Chairs and Co-Vice-Chairs of the Joint Committee on Ways and Means (email list on page 2) and ask them to pass HB 4135A. For talking points, see our written testimony.**

**Protect the Mortgage Interest Deduction:** [HB 4136](#) 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. 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](mailto:jrogers@oregonrealtors.org).**

**Expand Housing Supply:** [HB 4035B](#) is scheduled for its final vote in the Senate Monday, March 2nd and if passed will head back to the House for a concurrence vote. 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 4035B eases those requirements and opens opportunities for housing at a variety of income levels in communities across Oregon. **Support this bill by responding to our [Call for Action](#).**

**Maximize Tax Deductions for Small Businesses:** [SB 1510A](#), which has a hearing on Monday, 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”.**

**Support Economic Development:** [SB 1586](#) would allow Hillsboro to bring lands identified by the recent semiconductor task force into its UGB. The bill 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 certain 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) and ask them to pass SB 1586. For talking points, see the [updated summary document](#) from the Legislative Revenue Office.**

*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.

HB 4153A – Co-Chair and Co-Vice-Chair Emails for the Joint Committee on Ways and Means

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

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

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

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

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

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

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)

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](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)