II. TAXATION

General Taxation Statement 2.001
1. The state tax structure must be built on a sound basis for the general benefit of business and for encouraging individual enterprise.
2. In general, property taxes should be used to finance property related services and a tax based on a person’s ability to pay should be used to finance services that are for the general benefit of society. (00)
3. We believe that a supermajority should be the standard for all tax increases and structural changes that result in a net increase in revenue generation. (17)

Value Added Tax 2.075
1. We are opposed to a value added tax.

Sales Tax 2.100
1. We support the principle of repealing the federal income tax and replacing it with a retail sales and use tax, such as the FairTax (HR25 2006), that is revenue neutral, broad based, holds individuals and families harmless from the tax at 100 percent of the poverty level, and eliminates capital gains tax, estate tax, all business expenses and real and personal property taxes.
2. We do not support a state sales tax unless it also repeals the state income tax and mirrors the federal sales tax proposed in (HR 25 2006). Any rate increase must require a two-thirds majority of both legislative chambers. Any stand-alone Oregon state sales tax must have the following provisions.
3. The rate and agricultural exemptions are established in the constitution.
4. Prescription drugs, food purchased for home preparation, livestock, feed, seed, pesticides, processing or cleaning of agricultural products, fees for agricultural business services performed, farm equipment, parts and repairs for farm equipment and any item that is consumed or used in the production of, or becomes a part of, an agricultural product shall be constitutionally exempt from the tax.
5. No county, city, district or other municipal corporation or political subdivision may impose a general retail sales-and-use tax.
6. A listing of these provisions does not constitute an endorsement of a state sales-and-use tax. (04), (06), (07)
Policy 2.205, Prison Property Tax, was deleted in 2007

Government and Other Ownership Property Taxes  2.209
1  Profit or non-profit land trusts, federal, state or local government or
2  other sovereign nations owning land for purposes other than farming in an
3  agriculture or a forest use zone should be required to pay, to the county
4  tax collector, the applicable tax penalty and pay annually an amount in lieu
5  of and equal to the property taxes that would have been levied if the
6  property were not in a resource zone.
7  While the land remains in farming, the owners of such land should be
8  required to pay an amount in lieu of taxes at its farm use value. (00), (07)

Homestead Exemptions  2.210
1  Homestead exemptions for property tax relief must be constitutionally
2  funded by State General Funds at a level of 100% and only apply to levies
3  assessed by districts providing public education. (00)

Tax Exemption-Personal Property  2.220
1  All farm personal property should be included in the personal property
2  tax exemption. The definition of farm personal property should include all
3  personal property and equipment used in on-farm processing facilities.
4  We believe underground irrigation installations should, for assessment
5  purposes, be treated the same as above ground irrigation pipe. (00)

Tax Exemption-Real Property  2.225
1  There should be a tax incentive to encourage the joining of any two
2  adjoining parcels, such as a reduced tax rate for some period. Such an
3  incentive could be a temporary property tax reduction granted on the
4  smaller of any two adjoining parcels, when one or more of which are
5  smaller than the minimum lot size, which are voluntarily combined by
6  amending the legal description to join both parcels. (10)

Tax Exemption-Condemnation  2.227
1  When private property is taken under the threat of eminent domain for
2  public benefit, all compensation received from an easement, lease, or sale
3  to any public, private, or government entity should be exempt from state
4  and federal income and capital gains taxes. (06)

Property Tax Administration  2.230
1  We favor administering the property tax assessment law at the county
2  level. (00)

Appeals on Assessment of Appraisals  2.240
1  We oppose any fee for appealing an appraisal and/or assessment to
2  the County Board of Property Tax Appeals. (04)
**Farm Use Assessment Principles**

Land in EFU zones should be assessed based on its ability to produce farm income from crops and livestock typically grown in the area. All land in EFU zones should be assessed at farm use value except land that is being used for a non-farm use.

We believe the appraisal of timberland for all tax purposes should be based on the ability of the land to produce timber.

**Farm Building Assessed Values**

The assessed value of farm buildings and farm dwellings should reflect exclusively the value of the building for farm use and not a value based on purchases of structures not located in farm zones.

**Farm Use Assessment Criteria Land**

We believe current employment of land for farm use should include any land enrolled in a government related farm program.

The appraisal of agricultural and timber land for property tax purposes should be based on the typical income from land used for farm or forest production.

To determine the correct appraisal of farmland, the weighted average use of a class of land for at least five years should be the criteria on which values are based.

Farm land should be appraised for farm use valuation without regard to individual enterprise incomes. No land should be assigned a farm use value higher than the farm use value of the best soil class in the county.

Farm use land in EFU zones left idle on a temporary basis due to economic conditions or the operator’s ill health, should continue to be assessed at farm use value.

All lands in EFU zones, except those being used for a use other than farm use should be assessed at farm use value.

Homesites physically situated in conjunction with farm use not located in an EFU zone should be included in the definition of farm use when either gross income from agriculture exceeds $20,000 per year or half the adjusted gross income is derived from agricultural production.

The maximum value of qualifying homesites in EFU zones should be the average per acre market value of the bare land comprising the parcel or contiguous acres in which the homesite is located, plus a maximum of $4,000 or the depreciated replacement cost of land improvements necessary to provide the domestic water supply and septic system, whichever is least.

All homesites in an EFU zone containing an owner occupant and any homesite where the owner can show involvement of the occupant in the agricultural operation, should be deemed to be “customarily provided in conjunction with farm use” for property assessment purposes.
Parcels containing more than one homesite that are subsequently disqualified from special assessment should not be subject to an additional tax liability, unless the disqualification is in conjunction with a parcel separation.

No value should be added for an aesthetic view, lawn or shrubs, access to roads, access to a communication system or an energy source.

Livestock

The purchase price of livestock should be subtracted from the gross income when computing the formula to determine if land outside of an EFU zone qualifies for farm use assessment, except in the case of livestock which has been held on the farm unit for four months or longer, or the grazing season, whichever is least.

The breeding, boarding and training of horses for profit or the feeding, breeding and management of horses primarily for profit by sale or use should be defined as a farm use for taxation purposes. Horses should be defined as livestock for the purpose of property taxation.

Roads

We believe farm and timber roads should be assessed only as bare land and not as improvements to the land.

Agricultural Nurseries

Agricultural nurseries should be specifically included in the statutes as a Farm Use.

Recreation

Land which meets the qualification for farm use assessment which is also used for recreational purposes either by voluntary consent or for a fee should not be disqualified from farm use assessment.

Non-EFU Land Income Test

One hundred percent of the value of farm products produced on a parcel and used for personal use should be counted when computing the income test for a parcel outside the EFU zone attempting to qualify for farm use assessment.

Government Actions

Valuations for property taxes should reflect practices that were implemented because of governmental actions. These practices may include environmental restrictions such as mandated environmental practices implemented on private property, wetlands, stream/riparian habitat, and all endangered species habitat, all of which may decrease production capabilities and/or property value for agriculture use. These practices should reflect appropriate decreases of assessed values for property tax purposes.

Exemptions

Lands in farm use should be exempt from assessments and taxes for sewers, domestic water, street improvements and sidewalks.

Disqualification
We support clarifying legislation setting forth a time frame and a better definition for disqualifying land from farm use assessment. We oppose the use of mail surveys by County Assessors to determine whether the land in EFU zones qualifies for farm use special assessment.

**Value Adjustments**

Adjustment of January 1 assessed values should be made when real or personal property is damaged or destroyed by acts of God. (00), (02), (05)

**Tax Court**

2.270 In the event of a disagreement on farm use valuation between the assessor and the Board of Review, the matter should go directly to the tax court for final determination. When a private citizen prevails in a contested property tax case, the county government should be obligated for the taxpayer's legal costs through the Department of Revenue hearing level and the state should be liable for the legal costs when the taxpayer prevails in succeeding higher courts. In matters brought before the Oregon Tax Court by an individual property owner, we believe that the burden of proof should be on the County Assessor or Department of Revenue.

**Double Majority**

2.271 We support the “double majority” voting requirement for property tax measures. We believe at least 50 percent of the local voting body should participate in local property tax decisions. We oppose any change to this rule that would eliminate or decrease the “double majority.” (07)

**Local District Property Taxes**

2.275 The Oregon Constitution should be amended to repeal the $10 tax rate limitation on taxing districts, other than schools, and each district with the authority to levy property taxes should be given a TAX BASE for operating costs equal to the average of the last two years. The allowable tax base increase should be set at 2%. The district should be authorized to ask the voters, one time annually, to increase or decrease the tax base, approve a serial levy for special projects or emergencies, or ask for capital construction levies.

We recommend that all levy elections be held not more than twice a year. If the levy is rejected at the first election, a means should be provided so voters in the district may petition for a special vote on special items in the budget at the same time the levy is resubmitted. If a levy fails twice, the district should revert to the previous year's levy or less.

We recommend that all elections that occur within a three-month period be consolidated into one election time and place.

We support legislation which would require that the calculation of a property tax limit be based on the statutory provisions for determining the assessed value of property. (00), (07)
Tax Penalties 2.280
1. We support ten years as the number of years a tax penalty and interest must be paid when farm lands receiving farm use assessment are changed to a non-farm use.
2. There should be no tax penalty for temporarily changing a homsite use from one in conjunction with farm use to one not in conjunction with farm use unless the change involves a parcel separation. (05), (07)

Port Bonds 2.290
1. We oppose Port Districts selling tax free bonds to finance business projects on private property.

User Fees 2.300
1. Fees imposed or increased by state agencies should only be used as a resource to the agency assessing the fee. Government operations funded by fees should directly benefit those paying the fee. (00)

System Development Charges 2.330
1. We support the use of system development charges as an important tool for sharing the cost of applicable infrastructure. We strongly oppose the use of system development charges for agricultural and forestry activities in resource zones. (18)

Construction Tax Exemption 2.340
1. We support an exemption from construction taxes on agriculture buildings when such taxes are authorized by school districts for capital construction projects. (07)

Mass Transit 2.350
1. We support an agricultural exemption from all mass transit and transportation district taxes. Non-highway fuel uses should be exempt from fuel taxes levied by mass transit districts.

Budgets-Local Government 2.400
1. We favor retaining the portion of the local budget law that requires publication of municipal corporations’ budgets in a newspaper of general circulation, and all features of the local budget that inform and protect the taxpayer.
2. We support legislation allowing local government to retain control of all salaries subject to the local budget law.
3. Because of the difficulty of comparing one year’s budget to the next, we support line item budgeting. Salaries should be determined before budgets are adopted. (00), (04)
Policy No. 2.410, Budget Expenditure Limitation Local, was deleted in 2004

Budget-State

2.430

The state budget should reflect a responsible fiscal attitude with an emphasis on minimizing unnecessary or nonproductive programs and strengthening those programs which will enhance the economics of the state. (00)

Reserve Fund

2.450

We support the establishment of a constitutional Reserve Fund of not more than 15 percent of the current General Fund budget. The funds should come from any excess funds after providing for the current budget. The legislature should not use the money from the Reserve Fund unless the actual revenue is more than 10 percent less than the current budget. In no case should the legislature be allowed to use more than 50 percent of the dedicated fund in one biennium. A three-fifths vote of both chambers should be required to access the Reserve Fund. (03)

State Income Tax

2.500

We recommend maintaining uniformity between the state income tax code and the Internal Revenue Service (IRS) tax code. We believe any changes in the Oregon tax code made by the legislature in response to a change of the IRS code should have a revenue neutral effect. A revenue neutral effect should be accomplished by adjusting the state tax rates on an equal proportional basis. (05)

Fee Increases

2.510

Any increase in state fees should require approval of the state legislature. Increases determined by the Emergency Board should be temporary until voted on at the next legislative session. All state fee increases should require a two thirds majority vote to pass. (00)

Minimum Corporate Tax

2.515

The minimum corporate tax should be abolished. We are opposed to any tax based on gross income. No one should be required to pay an income-related tax when there is no net income. (07)

Capital Gains Tax

2.520

While we oppose capital gains taxes, we support a capital gains rule that would adjust the capital gains for inflation from the date of ownership change for real or personal property. We support the establishment of a capital gain tax rate that is 50 percent of the maximum personal tax rate or 4.5 percent, whichever is the lesser of. (3), (4), (11)
Federal Capital Gains Tax 2.521
1 We support eliminating the federal $3,000 cap when claiming a loss of capital gains on a federal tax return. (06), (07)

Two Percent Kicker Program 2.530
1 We support the Oregon Two Percent Kicker Program for corporations and individuals. We support changing the formula for calculating the refund of the 2% kicker money so that it is a refund based on the overpayment of taxes which actually occurred during the qualifying biennium. The kicker should be returned as a refund on the next year's tax return. (06)

Indexing 2.540
1 We favor indexing of the Oregon State Income Tax dollar brackets for inflation. (04)

Estimated Tax 2.550
1 A taxpayer should not be liable for the estimated tax payment when the taxpayer's income cannot be reasonably predicted.

Tax on Interest Savings 2.560
1 The first $1,000 of all interest and/or dividends received annually should be free of Federal and State Income Taxes. (05)

1099 Reporting 2.570
1 The minimum amount required to be reported on the 1099 form should be raised to $2,000 and indexed for inflation. (07)

Inheritance Taxes 2.600
1 We support the phase out and eventual abolishment of all state and federal gift, inheritance, and estate taxes.
2 Until such time as abolishment occurs, we support indexing exemption levels for inflation. We also support connecting the state inheritance tax law to the federal code if the federal code includes:
3 1. An exemption in 2010 dollars equal to or greater than $5 million for each spouse;
4 2. A permanent rate, that is not set to sunset or on a schedule;
5 3. A stepped-up basis; and
6 4. Indexed for inflation.
7 The value of all farm land for inheritance tax purposes should be based on its farm use value.
8 Timber should be exempt from estate, inheritance and gift taxes, recognizing that timber will not be harvested by each generation.
9 Valuations for estate taxes should reflect practices that were implemented because of governmental actions. These practices may
include environmental restrictions such as mandated environmental practices implemented on private property, wetlands, stream/riparian habitat, and Spotted Owl habitat, all of which may decrease production capabilities and/or property value for agriculture use.

We believe that the continuity of the operation of family farms is desirable and important. The effect of estate taxes should not adversely impact the ability to transfer family farms from generation to generation.

Social Security Taxes 2.700
1 Self-employed persons should be able to deduct the employer's share of their Social Security taxes as an expense.
2 We oppose means testing (reducing benefits for high income wage earners) as a way to keep the Social Security system solvent.
3 The social security tax should be a dedicated fund, and used only for the purpose for which it is collected.

Woodland Assessments 2.800
1 Lands in forest or small woodlands designations and managed in accordance with the state Forest Practices Act should be assessed in accordance with their productive value. Homesites up to one acre, which are an integral part of these lands, should be assessed on the same principle as is practiced on EFU designated lands.

Timber Taxes 2.810
1 We support abolishment of the severance tax for those who choose to pay their property tax responsibility through property taxes rather than the severance tax.
2 The value of small tracts of timber land should not be higher than the farm use value of comparable classes of farm land.
3 Any taxes on timber should be for services related to protection, reforestation, fire protection and management of timber and should only be used for such service. (00)

Policy No. 2.820, Small Tracts Option Tax, was deleted in 2004.

Rural Broadband 2.850
1 Communication Services should be available at a reasonable cost to all people. We support:
2 • Increasing high speed internet access in unserved rural areas through any source, including wireless, by using a combination of tax incentives, grants and/or regulations. Networks should meet or exceed the FCC’s definition for broadband.
3 • The continuation of the Universal Service Fund (USF) to maintain affordable communication services in rural Oregon. (18)
Pollution Control Tax Credits

We support tax credits for agricultural producers for construction, remodeling, purchasing, or leasing of facilities or equipment for air or water pollution control. An option of credit on income taxes or property taxes should be available.

We recommend that capital investment made in equipment or facilities that reduce or eliminate nonpoint source pollution be eligible for Oregon Pollution Control Tax Credit Certification by the Oregon Environmental Quality Commission.

Energy Tax Credits

We support tax credits and similar tax incentives to promote private development of new energy sources.

School Finance

If additional (replacement) revenue is necessary to fund the state’s increased role in funding schools, then that additional revenue should come from an increase in the income tax rate, and such revenue must be used only for financing schools.

Community colleges should be funded on the same basis as other institutions of higher education.

Urban Renewal Districts

Urban renewal districts are not to be used on farm/agricultural lands that are outside a UGB. Any new urban renewal districts within a city will need approval by a vote of the people whose taxes will be affected by designation of an urban renewal district. Purposed districts shall have a sunset date.

Intent to Make a Profit

We support the “hobby loss rule” of 26 CFR Section 1.182-2 to ensure that only individuals operating bona fide farms or ranches receive deductions on their income taxes from losses incurred in the course of business.

We oppose the Internal Revenue Service and Oregon Department of Revenue interpreting the rule in a capricious manner. Therefore, the IRS and the Department of Revenue should not use the following criteria to make a finding that an individual is not farming for profit:

1. Choosing crops, livestock, or practices for reasons other than maximizing profit;
2. Lack of prior expertise in running a farm or ranch;
3. Being retired from another career outside of agriculture;
4. Operating with a good-faith belief that land will appreciate in value;
5. Having a prior career or additional career unrelated to production agriculture;
6. Losses in 9 or less in the first 10 operating years, and 5 or less out of 7 subsequently;
7. Inability to recover all losses incurred over the course of business;
8. Outside income of the individual, including but not limited to pension, social security, or spousal income;
9. Deriving pleasure from the process of farming, and the lifestyle associated with it. (19)

Corporate Activities Tax 2.965

We are opposed to the Corporate Activity Tax (CAT) or other gross receipt-based taxes being applied to agricultural and natural resource production in Oregon. (19)