



Locally Grown
and
GROWING STRONG

March 5, 2025

Senate Committee on Housing and Development
Oregon Legislature

RE: Opposition to SB 1095

Chair Pham, Vice-Chair Anderson, and Members of the Committee:

Oregon Farm Bureau (OFB) is the state's most inclusive agriculture organization, proudly representing over 6500 family farms and ranches that produce more than 220 agricultural commodities. From hops and hazelnuts to cattle, cranberries, and timber with operations spanning from just a few acres to thousands, our members utilize all farming methods including organic, conventional, regenerative, biotech, and even no-tech.

OFB appreciates the opportunity to provide input on Senate Bill 1095. While we recognize the bill's intent to address housing availability and support local decision-making, we have concerns about its potential impact on property rights and the precedent it sets for new taxation on property owners.

SB 1095 allows cities and counties to impose a vacant home fee, which may result in financial penalties and liens on private property. As an organization, we have long supported private property rights and opposed the creation of new fees and taxes that do not directly benefit those paying them. Farmers, ranchers, and rural landowners often own properties that may be unoccupied for portions of the year due to seasonal operations, business needs, or other legitimate reasons. The bill does not clearly account for these realities, raising concerns about unintended consequences for agricultural property owners.

We do appreciate that SB 1095 allows local governments to decide whether to implement the fee, rather than making it a statewide mandate. OFB has consistently supported local control in land-use decisions. However, we encourage lawmakers to consider exemptions or clarifications to ensure that this policy does not create unintended burdens for rural communities or those who own property for agricultural purposes.

For these reasons, we respectfully oppose SB 1095 in its current form and encourage further discussion on how to balance housing needs with Oregon's long-standing commitment to private property rights and responsible land use. OFB remains committed to working with policymakers to find solutions that are fair and workable for all Oregonians.

Sincerely,

A handwritten signature in black ink, appearing to read "RJ Krabill".

Ryan J. Krabill
Oregon Farm Bureau