

Submitter: Carrie Dahle
On Behalf Of:
Committee: House Committee On Revenue
Measure, Appointment or Topic: HB4136

Thank you for the opportunity to provide testimony.

My name is Carrie Dahle, and I am a real estate broker working with homebuyers across Southern Oregon. I respectfully submit this testimony in opposition to HB 4136.

In discussions surrounding this bill, there is an understandable tendency to frame second-home ownership as a matter affecting primarily wealthy individuals. However, my daily experience representing buyers tells a very different story.

Many of the homeowners impacted by this legislation are not high-net-worth investors or large-scale property owners. They are middle-income Oregonians navigating ordinary life transitions.

I regularly work with clients who purchased their first homes with modest resources. Over time, circumstances change:

- Employment relocations
- Family growth
- Blended families
- Caregiving for aging parents
- Financial adjustments

In these situations, selling an existing home is not always financially viable. Market timing, interest rate shifts, or equity positions may make a sale result in a significant loss. Retaining the home and converting it to a rental becomes a practical, often temporary, solution.

These homeowners are not acquiring “second homes” as luxury assets. They are adapting responsibly to changing needs while attempting to avoid financially damaging outcomes.

At the same time, they still require housing appropriate for their new circumstances. Purchasing another home may be necessary for employment, family, or caregiving reasons.

For many of these households, the Mortgage Interest Deduction is not a preferential benefit, it is a meaningful component of financial feasibility.

In today's environment of rising housing costs, interest rates, insurance premiums, and overall affordability pressures, buyers who rely on financing operate within extremely narrow margins. The ability to deduct mortgage interest often factors directly into whether retaining a property and purchasing another home is economically sustainable.

Eliminating this deduction for second homes does not solely impact affluent property owners. It directly affects middle-income homeowners attempting to make prudent financial decisions during periods of transition.

Additionally, policies that increase the effective cost of mortgage financing disproportionately impact those who require loans, while cash-heavy buyers remain unaffected. This dynamic risks unintentionally favoring wealthier purchasers while placing greater strain on working households.

Housing mobility, financial stability, and responsible homeownership should remain central considerations in tax policy decisions.

For these reasons, I respectfully urge the committee to oppose HB 4136.

Thank you for your time and thoughtful consideration.

Respectfully,

Carrie Dahle