

Application for Exemption of Agricultural Workforce Housing, Farm Labor Camp and/or Child Care Facility

Oregon Revised Statute (ORS) 307.495

For office use only	
Date received	
Received by	<input type="checkbox"/> Approved <input type="checkbox"/> Denied (attach reason)

Instructions

- **Your application must be filed with the county assessor on or before April 1.**
- File original and one copy with the county assessor.
- Keep one copy for your records.
- Attach one copy of each required written verification of compliance.
- If you are granted this property tax exemption, any in lieu of tax amount based upon rentals must be paid to the county treasurer on or before November 15 (see ORS 307.490). Failure to pay this in lieu of tax will cause the property tax exemption to be denied in future years. (ORS 397.495)

For assessor's use only		
Date received	Received by	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Briefly explain reason for denial.		

Filed with the _____ County assessor for the tax year beginning July 1, 20____.

Name		Phone	Email address (optional)	
Mailing address		City	State	ZIP code

Property description

Assessor's account number(s) (as shown on your tax notice(s))	Map and tax lot number
Personal property (describe)	

Application for exemption

I hereby make application under the provisions of ORS 307.495 for the exemption of the property described above as a:

- Child care facility
 Farm labor camp
 Agricultural workforce housing

I affirm that: The facilities are owned and operated [as defined in ORS 307.480(6)] by a nonprofit corporation as a nonprofit facility.

Section A – Complete this section if a child care facility

- This facility is a child care facility certified under ORS 329A.030 and 329A.250 to 329A.450 (certification attached).

The **child care facility** is operated in conjunction with or in cooperation with the following **eligible farm labor camp**:

Name: _____

Address: _____

Section B – Complete this section if a farm labor camp

- This facility complies with the health code for agricultural labor housing adopted under the Oregon Safe Employment Act (OR-OSHA verification attached).
- The facilities are provided for the families of employees (or prospective employees of another person) and the employees (or prospective employees) are or will be engaged in agricultural work.

Describe the type(s) of agricultural work the employees will be engaged in or connected with: _____

Section C – Complete this section if agricultural workforce housing

- The agricultural workforce housing is in compliance with all applicable local, state, and federal building codes.
- The housing is limited to occupation by agricultural workers, retired or disabled agricultural workers, and the immediate family members of agricultural workers.
- The housing isn't provided in connection with recruitment or employment of agricultural workers.

Describe the type(s) of agricultural work the tenants will be engaged in or connected with: _____

Declaration

I declare under the penalties of false swearing [ORS 305.990(4)] that I have examined this document, and to the best of my knowledge it is true, correct, and complete.

Name of officer making application		Title
Signature	Date	
X		

Property subject to taxation; exemptions

ORS 307.480 to 307.510 (as amended by 2015 Oregon Laws chapter 34)

307.480 Definitions for ORS 307.480 to 307.510. As used in ORS 307.480 to 307.510 unless the context requires otherwise:

- (1) "Agricultural workforce housing" means housing:
 - (a) That is limited to occupancy by agricultural workers, including agricultural workers who are retired or disabled, and the immediate family members of the agricultural workers; and
 - (b) No dwelling unit of which is occupied by a relative of the owner or operator of the agricultural workforce housing, other than a manufactured dwelling in a manufactured dwelling park nonprofit cooperative as defined in ORS 62.803.
- (2) "Eligible agricultural workforce housing" means agricultural workforce housing that:
 - (a) Is owned or operated by a nonprofit corporation as a nonprofit facility;
 - (b) Is not provided in connection with the recruitment or employment of agricultural workers; and
 - (c) Complies with all applicable local, state and federal building codes.
- (3) "Eligible child care facility" means a child care facility that is:
 - (a) Certified under ORS 329A.030 and 329A.250 to 329A.450;
 - (b) Owned or operated by a nonprofit corporation as a nonprofit facility; and
 - (c) Operated in conjunction or cooperation with an eligible farm labor camp.
- (4) "Eligible farm labor camp" means a farm labor camp that:
 - (a) Is owned or operated by a nonprofit corporation as a nonprofit facility; and
 - (b) Complies with the safety and health standards for agricultural labor housing and related facilities adopted under the Oregon Safe Employment Act.
- (5) "Farm labor camp" means any place, area or piece of land where housing or sleeping places are owned or maintained:
 - (a) By a person engaged in the business of providing housing or sleeping for employees or prospective employees of another person and the immediate families of the employees or prospective employees if the employees or prospective employees are or will be engaged in agricultural work. Eligible farm labor camps may provide housing to workers not currently engaged in agricultural work if agricultural work is not available and employees or prospective employees are required either to engage in agricultural work or to leave the farm labor camp once agricultural work becomes available in the area.
 - (b) In connection with any work or place where agricultural work is being performed, whether the housing or sleeping places are owned or maintained by the employer or by another person.
- (6) "Owned or operated by a nonprofit corporation as a nonprofit facility" includes, but is not limited to:
 - (a) The possession or operation of agricultural workforce

housing, child care facility or farm labor camp property by a nonprofit corporation pursuant to a written lease or lease-purchase agreement if:

- (A) The nonprofit corporation is obligated under the terms of the lease or lease-purchase agreement to pay the ad valorem taxes on the property used in operating the agricultural workforce housing, child care facility or farm labor camp; or
- (B) The rent payable by the nonprofit corporation has been established to reflect the savings resulting from the exemption from taxation.
 - (b) The possession or operation of the property by a partnership of which the nonprofit corporation is:
 - (A) A general partner or the general manager; and
 - (B) Responsible for the day-to-day operation of the property.
 - (7)(a) "Rental" means the net amount of income from eligible agricultural workforce housing, an eligible child care facility or an eligible farm labor camp after deduction of costs paid or incurred in the operation of the housing, facility or camp.
 - (b) Deductible costs under this subsection:
 - (A) Include, but are not limited to, salaries or other compensation, insurance, utilities, garbage disposal, supplies, repairs and maintenance, interest and capital costs, whether capitalized and depreciated or amortized or deducted currently.
 - (B) Do not include in lieu taxes imposed under ORS 307.490. [1973 c.382 §1; 1991 c.232 §1; 1993 c.168 §1; 1995 c.278 §33; 2015 c.31 §1]

307.485 Farm labor camp and child care facility property. Subject to ORS 307.490 and 307.495, there shall be exempt from taxation the assessed value of all real and personal property of eligible agricultural workforce housing, an eligible child care facility or an eligible farm labor camp. [1973 c.382 §2; 1991 c.459 §61; 1995 c.278 §34; 1997 c.541 §125; 2015 c.31 §2]

307.490 Payments in lieu of taxes; disposition of moneys received.

- (1) In lieu of real and personal property taxes, each nonprofit corporation granted tax exemption under ORS 307.485 shall:
 - (a) Pay to the treasurer of the county on or before November 15 an amount equal to 10 percent of the rentals for the period ending the preceding October 15; and
 - (b) Submit with the remittance a form supplied by the Department of Revenue that states the rental income and:
 - (A) If for agricultural workforce housing, certifies compliance with all applicable local, state and federal building codes; or
 - (B) If for a child care facility or farm labor camp that is offered in connection with recruitment or employment of agricultural workers, certifies compliance with the requirements of the State Fire Marshal, the local health officer or the Office of Child Care, as applicable.
- (2) The treasurer shall, with the assistance of the assessor, allocate the money received by the treasurer under subsection

(1) of this section, to the districts in which the exempt property is located in the same proportion that the tax rate for the current tax year for each district bears to the total tax rate for all districts.

(3) The moneys received by the district shall be considered as a budget resource for the next ensuing fiscal year. [1973 c.382 §3; 1997 c.325 §26; 2013 c.624 §75; 2015 c.31 §3]

307.495 Claiming exemption; verification of compliance with administrative laws.

(1)(a) A nonprofit corporation claiming exemption under ORS 307.485 shall file with the county assessor two copies of a written claim for exemption on or before April 1 of each assessment year for which the exemption is claimed.

(b) Notwithstanding paragraph (a) of this subsection, if the property for which exemption is claimed is acquired after March 1 and before July 1, the claim shall be filed within 30 days after acquisition.

(2) The claim shall:

(a) Designate the property for which exemption is claimed;

(b) State the facts that make the property eligible within the definitions of ORS 307.480; and

(c) Include all verifications required under subsection (3) of this section.

(3) The claim for exemption under this section must include written verification:

(a) If for agricultural workforce housing, by the owner of the agricultural workforce housing that the agricultural workforce housing is in compliance with all applicable local, state and federal building codes.

(b) If for a child care facility, in whole or in part, by the Office of Child Care that the child care facility is certified.

(c) If for a farm labor camp, by the appropriate authority under the Oregon Safe Employment Act that the farm labor camp is in compliance with the safety and health standards for agricultural labor housing and related facilities adopted under the Oregon Safe Employment Act.

(4) Verification of compliance under subsection (3)(c) of this section may be denied if access to the farm labor camp for purposes of inspection is denied to the appropriate authority.

(5) If any verification required under subsection (3) of this section is refused by the appropriate authority or is otherwise not included with a claim for exemption, the county assessor shall deny the claim and cause the nonprofit corporation to be billed for the real and personal property taxes.

(6) An exemption may not be allowed for any year subsequent to the first year unless the nonprofit corporation submits to the assessor details as to the rentals for the prior year and proof that the payments required by ORS 307.490 have been made. [1973 c.382 §4; 1991 c.459 §62; 1995 c.278 §35; 1997 c.541 §126; 2013 c.193 §22; 2015 c.31 §4]

307.500 Transmittal of claim to department. Upon receipt of a claim, or any subsequent rental statement, filed under ORS 307.495, the county assessor may request the Department of Revenue to review the information included in the rental statement. The department may verify and modify the information. [1973 c.382 §5; 1995 c.278 §36; 2013 c.193 §23; 2013 c.624 §76; 2015 c.31 §5]

307.505 Inspection of farm labor camps; failure to comply with health code. The appropriate authority under the Oregon Safe Employment Act shall cause an inspection to be made of any farm labor camp that has filed for an exemption at any time prior to August 15. If the conditions of the camp would not justify verification of compliance with the health code for farm labor camps, even though verification has been made under ORS 307.500, the appropriate authority shall notify the county assessor who shall cancel the exemption and cause the owner to be billed for the real and personal property taxes the owner would otherwise be liable to pay. [1973 c.382 §6]

307.510 Appeal to tax court by taxpayer. Any taxpayer aggrieved by any decision under ORS 307.480 to 307.510 may appeal to the tax court within the time provided and in the manner specified by ORS 305.404 to 305.560. [1973 c.382 §7; 1995 c.650 §76]

Note: 2013 Laws c. 624 transferred certification of child care facilities from the Employment Department Child Care Division to the Department of Education Early Learning Division and renamed it the Office of Child Care.