



HB 4084: Governor Kotek's Economic Development Package

Background

In December, Governor Kotek unveiled her Prosperity Roadmap alongside business and community leaders. The strategy lays out three broad goals: retain and grow Oregon businesses, catalyze job creation, and accelerate Oregon's economic growth.

Governor Kotek is advancing these goals through a series of administrative actions and House Bill 4084, her economic development package for the 2026 session to jumpstart the Prosperity Roadmap.

FastTrack Permitting

Oregon's economic growth is being held back by slow, fragmented permitting processes that delay critical projects and discourage investment. Unpredictable timelines and high costs make the state less competitive for private investment and job creation.

To encourage major investments in Oregon's economy, HB 4084 will establish **FastTrack Permitting** for qualified economic development projects in any of Business Oregon's targeted industry sectors. Projects will qualify when making the following minimum investment dependent on project location (the same geography used by the state's minimum wage law) and seeking approvals from more than one state agency:

- \$150 million in the Portland metro area;
- \$100 million in mid-sized counties; or
- \$50 million in nonurban counties.

Modeled after an existing federal program, FastTrack will support up to 15 large projects at a time with the potential to create jobs and grow Oregon's GDP. HB 4084 also establishes the **Joint Permitting Council** to enact the FastTrack model - identifying the lead agency and developing clear permitting timelines for these large projects. Similar models are already used in Pennsylvania, Maryland and Michigan. The council would provide monthly updates on their work and an annual report to the Governor and Department of Administrative Services (DAS).

Permit Inventory and Reporting on Fee Relief

Businesses across sectors consistently report that unclear, inconsistent, and prolonged permitting times are among the most significant obstacles to expansion and innovation. Permit processing delays stall projects, increase costs, and undermine confidence in the regulatory system.

HB 4084 will create an inventory of permits required for economic development projects – regardless of size – by natural resource agencies and the Oregon Department of Transportation (ODOT), helping increase transparency and reduce delays in the permitting process. HB 4084 requires agencies to publish the inventory of permits, along with a report on opportunities to streamline processing timelines and opportunities to provide fee relief for delayed applications/permits, within 120 days.

Industrial Site Readiness

Oregon lacks shovel-ready industrial sites. There are critical funding gaps for local governments, including upfront costs for infrastructure, environmental mitigation, site assembly, and other site preparation needs. To address this statewide need, HB 4084 includes a **\$40 million investment** for industrial site preparation and infrastructure improvements through the Industrial Site Loan Fund at Business Oregon.

Enterprise Zone Modernization

The Enterprise Zone program is one of Oregon’s most effective economic development tools, driving private investment, as well as supporting job creation and retention in local communities. But these tools need to be updated and made more predictable to become more accessible to a broader range of companies interested in investing and expanding in Oregon.

HB 4084 would modernize enterprise zones to increase access for businesses that may not have otherwise qualified for this economic development tool by:

- Modifying the job creation thresholds so small and rural communities can participate;
- Allowing retention, productivity, or revenue improvements as qualifying criteria;
- Expanding eligible businesses’ criteria beyond current restrictions for traded sector businesses; and
- Extending enterprise zone exemptions beyond 5 years and allowing more flexible hiring timelines.

Expanding access to this opt-in program will unlock greater opportunities for businesses to invest across the state, strengthening Oregon’s economy and fostering long-term growth.

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