

Portland (OR) & Vancouver (WA) Tax Comparison 2025*

As of January 1, 2025



TAX	CLARK COUNTY, WA	MULTNOMAH COUNTY, OR	WASHINGTON COUNTY, OR	CLACKAMAS COUNTY, OR
Oregon Corporate Income (Excise) Tax	No Washington state assessed tax (OR tax would apply to businesses in WA that have apportionment in Oregon)	Greater of: (1) 6.6% on taxable income of \$1 million or less + 7.6% on taxable income greater than \$1 million; or (2) Minimum tax ranging from \$150 to \$75,000 based on Oregon sales (approx. 0.1% of sales)	Greater of: (1) 6.6% on taxable income of \$1 million or less + 7.6% on taxable income greater than \$1 million; or (2) Minimum tax ranging from \$150 to \$75,000 based on Oregon sales (approx. 0.1% of sales)	Greater of: (1) 6.6% on taxable income of \$1 million or less + 7.6% on taxable income greater than \$1 million; or (2) Minimum tax ranging from \$150 to \$75,000 based on Oregon sales (approx. 0.1% of sales)
Washington Business & Occupation (B&O) Tax	Gross receipts tax with various percentages and exclusions by tax classification: Retailing - 0.471% Wholesaling - 0.484% Manufacturing - 0.484% Service & Other Activities – generally 1.75% effective 4/1/2020 (1.5% for certain businesses) Other specialized classifications – various rates apply. Vancouver does not impose a local B&O tax.**	No OR B&O tax (OR businesses with sales in or sourced to WA are subject to the WA B&O tax regime).	No OR B&O tax (OR businesses with sales in or sourced to WA are subject to the WA B&O tax regime).	No OR B&O tax (OR businesses with sales in or sourced to WA are subject to the WA B&O tax regime).
Oregon Corporate Activity Tax	There is no Corporate Activity Tax assessed by WA; however, WA businesses with “commercial activity” in Oregon and “substantial nexus” in Oregon are subject to the OR Corporate Activity Tax.	\$250 plus 0.57% of Oregon “commercial activity” of more than \$1 million; taxpayers with less than \$1 million of Oregon commercial activity have no payment obligation, but do have a registration requirement if Oregon commercial activity exceeds \$750,000. An apportioned subtraction of 35% of the greater of labor costs or “cost inputs” (roughly cost of goods sold) is allowed. This tax is in addition to the OR corporate income/excise tax. The tax is assessed on the seller, and is NOT a sales tax payable by the purchaser, though certain sellers may pass it on to purchasers via price increases.	\$250 plus 0.57% of Oregon “commercial activity” of more than \$1 million; taxpayers with less than \$1 million of Oregon commercial activity have no payment obligation, but do have a registration requirement if Oregon commercial activity exceeds \$750,000. An apportioned subtraction of 35% of the greater of labor costs or “cost inputs” (roughly cost of goods sold) is allowed. This tax is in addition to the OR corporate income/excise tax. The tax is assessed on the seller, and is NOT a sales tax payable by the purchaser, though certain sellers may pass it on to purchasers via price increases.	\$250 plus 0.57% of Oregon “commercial activity” of more than \$1 million; taxpayers with less than \$1 million of Oregon commercial activity have no payment obligation, but do have a registration requirement if Oregon commercial activity exceeds \$750,000. An apportioned subtraction of 35% of the greater of labor costs or “cost inputs” (roughly cost of goods sold) is allowed. This tax is in addition to the OR corporate income/excise tax. The tax is assessed on the seller, and is NOT a sales tax payable by the purchaser, though certain sellers may pass it on to purchasers via price increases.

TAX	CLARK COUNTY, WA	MULTNOMAH COUNTY, OR	WASHINGTON COUNTY, OR	CLACKAMAS COUNTY, OR
State Personal Income Tax	None	Various brackets ranging from 4.75%-9.90% of taxable income, brackets adjusted annually for inflation. OR full year residents may qualify for a reduced rate on up to \$5M of S corporation, partnership or sole proprietorship income in which they materially participate and meet other requirements.	Various brackets ranging from 4.75%-9.90% of taxable income, brackets adjusted annually for inflation. OR full year residents may qualify for a reduced rate on up to \$5M of S corporation, partnership or sole proprietorship income in which they materially participate and meet other requirements.	Various brackets ranging from 4.75%-9.90% of taxable income, brackets adjusted annually for inflation. OR full year residents may qualify for a reduced rate on up to \$5M of S corporation, partnership or sole proprietorship income in which they materially participate and meet other requirements.
City Business License Fee/ Business Income Tax	Up to \$331 + \$125 per employee FTE, annually (City of Vancouver) Other cities within county charge nominal annual business license fee either as a set amount or based upon number of employee FTEs (i.e., Battle Ground, Washougal)	2.6% of net business income, \$100 minimum, annually (City of Portland). Other cities within county charge nominal annual business license fee typically based upon number of employee FTEs (i.e., Gresham)	Certain cities within the county charge nominal annual business license fee typically based upon number of employee FTEs (i.e., Beaverton, Hillsboro, Tigard, Tualatin)	Certain cities within the county charge nominal annual business license fee typically based upon number of employee FTEs (i.e., Beaverton, Hillsboro, Tigard, Tualatin)
County Business Income Tax	None	2.0% of net business income, \$100 minimum, annually	None	None
Sales Tax (State and Local Combined)	Ranges from 7.8% to 8.8%, including: Clark County Unincorp. Areas 7.8% Cowlitz Tribe - Unincorp. Areas 7.8% Battle Ground 8.6% Camas 8.5%, 8.6% effective 4/1/2025 Ridgefield 8.7%, Vancouver 8.7%, 8.8% effective 4/1/2025	None	None	None
State Transit Tax	None	0.10% withheld from all employee wages for Oregon residents and nonresidents performing services in Oregon	0.10% withheld from all employee wages for Oregon residents and nonresidents performing services in Oregon	0.10% withheld from all employee wages for Oregon residents and nonresidents performing services in Oregon
Transit District Tax	None	0.8237% employer payroll tax on wages paid for, or self employment earnings from, services performed within TriMet District Boundary	0.8237% employer payroll tax on wages paid for, or self employment earnings from, services performed within TriMet District Boundary	0.8237% employer payroll tax on wages paid for, or self employment earnings from, services performed within TriMet District Boundary

TAX	CLARK COUNTY, WA	MULTNOMAH COUNTY, OR	WASHINGTON COUNTY, OR	CLACKAMAS COUNTY, OR
Unemployment Insurance Tax	2025 taxable wage base is \$72,800; rates range from 0.27%-8.15%. For 2025, new employers will pay 90% of the average rate for all businesses in their respective industries, with the minimum rate being 1.00% as set by federal law.	2025 taxable wage base is \$54,300; rates range from 0.9%-5.4% with new employer rate of 2.4%	2025 taxable wage base is \$54,300; rates range from 0.9%-5.4% with new employer rate of 2.4%	2025 taxable wage base is \$54,300; rates range from 0.9%-5.4% with new employer rate of 2.4%
Workers' Compensation	Industrial Insurance average rate per hour worked \$0.744. Sample rates by industry: Misc. Manufacturing: \$0.8638 Metal/Mach Mfg: \$1.1624 Dealers and Wholesalers: \$1.3379 Misc. Professional Services: \$0.2457	Broken down into three taxes: 1. Pure Premium averages \$0.91 per \$100 of payroll 2. 9.8% Premium Assessment fee of the annual total premium for insured employers, 9.9% for self-insured employers, 10.3% for self-insured employer groups 3. Workers Benefit Fund, paid to the state at 2.0 cents per worker hour worked	Broken down into three taxes: 1. Pure Premium averages \$0.91 per \$100 of payroll 2. 9.8% Premium Assessment fee of the annual total premium for insured employers, 9.9% for self-insured employers, 10.3% for self-insured employer groups 3. Workers Benefit Fund, paid to the state at 2.0 cents per worker hour worked	Broken down into three taxes: 1. Pure Premium averages \$0.91 per \$100 of payroll 2. 9.8% Premium Assessment fee of the annual total premium for insured employers, 9.9% for self-insured employers, 10.3% for self-insured employer groups 3. Workers Benefit Fund, paid to the state at 2.0 cents per worker hour worked
Paid Family and Medical Leave	Mandatory premium deduction of 0.92% of gross wages up to \$176,100. Employers with 50 employees or more pay up to 28.48% and employees pay 71.52%.	Employees pay 60% of the set contribution rate (1% of up to \$176,100 in wages), and employers with 25 or more employees pay 40% of the contribution rate.	Employees pay 60% of the set contribution rate (1% of up to \$176,100 in wages), and employers with 25 or more employees pay 40% of the contribution rate.	Employees pay 60% of the set contribution rate (1% of up to \$176,100 in wages), and employers with 25 or more employees pay 40% of the contribution rate.
Minimum Wage	\$16.66/hour	\$14.70/hour outside the urban growth boundary \$15.95/hour within the urban growth boundary	\$14.70/hour outside the urban growth boundary \$15.95/hour within the urban growth boundary	\$14.70/hour outside the urban growth boundary \$15.95/hour within the urban growth boundary
Initial State Registration Fees	\$180	\$100	\$100	\$100
Annual State Registration Fees	\$70	\$100	\$100	\$100
Real Estate Transfer Taxes	Graduated state rate, ranging from 1.1%-3% (at more than \$3.025M) of sales price (or value on transfer of 50% or higher interest). An additional 0.5% local real estate excise tax is due for all Clark County locations except Yacolt, which is 0.25%.	None	Rate of 0.1% of sales price	None

TAX	CLARK COUNTY, WA	MULTNOMAH COUNTY, OR	WASHINGTON COUNTY, OR	CLACKAMAS COUNTY, OR
Other Real Estate Taxes	None	<p>\$70 per unit Residential Rental Registration fee, annually (City of Portland)</p> <p>Certain other cities within county charge nominal annual license fee typically based upon number of residential units (i.e., Gresham)</p>	<p>Certain cities within county charge nominal annual license fee typically based upon number of residential units (i.e., Beaverton, Hillsboro, Tualatin)</p>	<p>Certain cities within county charge nominal annual license fee typically based upon number of residential units (i.e., Tualatin)</p>
Personal Income Tax (Preschool for All)	<p>Applies to nonresidents of Multnomah County based on earnings sourced to Multnomah County.</p>	<p>Tax based on Multnomah County resident income, or Multnomah County sourced income of nonresident.</p> <p>1.5% of Oregon taxable income over \$125k single/\$200k joint, and an additional 1.5% (3% total) on income over \$250k single/\$400k joint.</p> <p>The rate will increase by 0.8% in 2026.</p> <p>Employer withholding is mandatory. A subtraction is available to pass-through owners for income subject to the Multnomah County business income tax.</p>	<p>Applies to nonresidents of Multnomah County based on earnings sourced to Multnomah County.</p>	<p>Applies to nonresidents of Multnomah County based on earnings sourced to Multnomah County.</p>
Metro (OR) Supportive Housing Services Business & Personal Tax (Note: Metro boundary is not precisely the Mult/Clack/Wash county boundary)	<p>Tax will apply if there is Metro*** sourced income for a nonresident of or business located outside the Metro jurisdiction.</p>	<p>Imposes a 1% tax on</p> <p>(a) Personal income of residents of Metro*** area or nonresidents with Metro sourced income, on such income over \$125k single/\$200k joint; and</p> <p>(b) Metro sourced business net income, including pass-through entities with gross receipts over \$5M from all sources. A subtraction is available to pass-through owners for income subject to this Metro 1% business income tax.</p> <p>Withholding by businesses generally mandatory in 2022. Business owing \$1,000 or more owe estimates 15th of April, June, Sept, Dec.</p>	<p>Imposes a 1% tax on</p> <p>(a) Personal income of residents of Metro*** area or nonresidents with Metro sourced income, on such income over \$125k single/\$200k joint; and</p> <p>(b) Metro sourced business net income, including pass-through entities with gross receipts over \$5M from all sources. A subtraction is available to pass-through owners for income subject to this Metro 1% business income tax.</p> <p>Withholding by businesses generally mandatory in 2022. Business owing \$1,000 or more owe estimates 15th of April, June, Sept, Dec.</p>	<p>Imposes a 1% tax on</p> <p>(a) Personal income of residents of Metro*** area or nonresidents with Metro sourced income, on such income over \$125k single/\$200k joint; and</p> <p>(b) Metro sourced business net income, including pass-through entities with gross receipts over \$5M from all sources. A subtraction is available to pass-through owners for income subject to this Metro 1% business income tax.</p> <p>Withholding by businesses generally mandatory in 2022. Business owing \$1,000 or more owe estimates 15th of April, June, Sept, Dec.</p>

TAX	CLARK COUNTY, WA	MULTNOMAH COUNTY, OR	WASHINGTON COUNTY, OR	CLACKAMAS COUNTY, OR
Long Term Care Tax	An employer must withhold from employee, 0.58% of all gross wages (intended to fund state long term care trust program). Employees may provide an exemption letter for employer withholding. Self employed individuals are not required to pay into the system.	None	None	None
Capital Gains Taxes	A 7% capital gains tax applicable to net federal long term capital gains exceeding \$270,000, with an exemption for real estate as well as others.	Capital gains are subject to Oregon personal income tax rates notes above. Federal gain exclusions are followed.	Capital gains are subject to Oregon personal income tax rates notes above. Federal gain exclusions are followed.	Capital gains are subject to Oregon personal income tax rates noted above. Federal gain exclusions are followed.
Estate Taxes	WA allows an exclusion of \$2,193,000 from the taxable estate. Rates of 10%-20% apply after allowable deductions/exclusions, maximum rate for values over \$9 million (16% or higher applies to estate values in excess of \$3M)	First \$1 million is exempt. Rates of 10-16% apply, maximum rate for values over \$9.5 million.	First \$1 million is exempt. Rates of 10-16% apply, maximum rate for values over \$9.5 million.	First \$1 million is exempt. Rates of 10-16% apply, maximum rate for values over \$9.5 million.

**This is a very high level summary of the taxes noted. There are significant complexities associated with many of these taxes, and advice from a qualified tax professional is required to determine application to any taxpayer or fact pattern.*

***The Vancouver City Council approved a 0.1% business and occupation tax on retailers effective 1/1/2026.*

****Metro's jurisdiction for this tax includes the 24 cities and unincorporated portions of Multnomah, Clackamas and Washington counties. Cities/locations not part of Metro's jurisdiction include North Plains, Banks, Gaston, Canby, Estacada, Sandy, Sauvie Island, and Corbett.*