



WATER INSECURITY SOLUTIONS

Healthy Waters for Healthy People

Address: 6902 NE Alberta Street
Portland, OR 97218
Phone: 971-394-3335
Email: Curtis.Cude@WaterInsecuritySolutions.com
Website: waterinsecutarysolutions.com

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To: The Honorable Ken Helm, Co-Chair
The Honorable Mark Owens, Co-Chair
House Committee on Agriculture, Land Use, Natural Resources,
and Water

From: Curtis Cude, Principal, Water Insecurity Solutions LLC

Subject: House Bill 3526 – Real Estate Buyer may Sue the Seller for not
Providing Well Test Results; Seller to also Provide Results to DEQ

Co-chair Helm, Co-chair Owens and members of the committee, I am Curtis Cude, Principal of Water Insecurity Solutions where we promote *Healthy Waters for Healthy People* by addressing water insecurity and public health challenges. I am here in support of House Bill 3526 because every Oregon homebuyer deserves access to safe drinking water, and this bill ensures they receive the well test results they need to protect their families.

Why HB 3526 Matters

Imagine a family moving into their dream home in rural Oregon—only to discover months later that their well water contains dangerous levels of arsenic. They had no idea because the seller never disclosed the test results. This is a reality for too many homebuyers in Oregon, and HB 3526 provides a straightforward fix.

The **Domestic Well Testing Act (DWTA)** requires estate sellers to test exempt wells for arsenic, E. coli, and nitrates and provide results to the buyer. However, many buyers don't know these requirements and never receive this critical information before purchasing their home. This leaves families vulnerable to consuming unsafe water without their knowledge.

Public Health Implications

Contaminated well water poses **serious health risks**:

- **E. coli contamination** can cause immediate and severe gastrointestinal illness.
- **High nitrate levels** are linked to methemoglobinemia (“blue baby syndrome”), increased miscarriage risks, thyroid disorders, and cancer.
- **Long-term arsenic exposure** is associated with poor birth outcomes, developmental defects, cardiovascular disease, Type 2 diabetes, and cancer.

Beyond individual health, rural and remote homebuyers, often located far from healthcare facilities, face **financial burdens** from contaminated water, including medical bills and costly home water treatment systems.

Economic and Legal Benefits

HB 3526 strengthens **compliance** with the Domestic Well Testing Act by providing homebuyers with legal recourse if the seller fails to disclose required well test results and contamination is later discovered. However, this bill is **not about lawsuits — it is about accountability**. It ensures transparency in real estate transactions, protects property values, and reduces unexpected costs for new homeowners.

Strengthening Water Security for Oregon

HB 3526 does **not** impose new burdens on sellers; it simply ensures they **share well test results in a timely manner** and directs them to send those results to DEQ instead of the Oregon Health Authority. It **closes a critical loophole** in the current law while ensuring homebuyers can take informed steps to protect their water quality.

By passing HB 3526, you are ensuring that every homebuyer in Oregon has access to the basic information they need to protect their family’s health. Let’s close the loopholes in the Domestic Well Testing Act and make sure that no Oregon family unknowingly drinks unsafe water. I **urge you to support this legislation to create a healthier, safer Oregon for all**.

Thank you for your consideration. I would be happy to answer any questions.

Regards,



Curtis G Cude, Principal
Water Insecurity Solutions LLC