



March 14, 2025

Representative Pam Marsh
Chair, House Committee on Housing and Homelessness
900 Court St NE, H-474
Salem, OR 97301

RE: Support for House Bill 3746,

Dear Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee,

I am writing on behalf of The Oregon Housing Alliance to urge your support for HB 3746, a critical condo liability reform to make the dream of homeownership more accessible to Oregonians.

Oregon's condo defect liability statutes of limitations and repose are longer than Washington and California. As a result, condo production has rapidly decreased. In our vast housing shortage, we can't afford to lose more production. We need to ensure that all types of housing are being built.

Homeownership is a foundational step in establishing long-term financial stability and with the median condo price in Oregon at \$341,000, 38% lower than the \$552,460 medium price of a single-family home, condos are some of the only housing that remains affordable.

HB 3746 addresses four key issues in our current statute

1. Lower Risk – Reduce Oregon's statutes of limitations and repose to 6 years, to more closely align with CDL in other western states.
2. Reduce Litigation – Establish a means for a developer to remedy a defect by an agreement with the claimant without going through litigation.
3. Enact Informed Consent – Ensure that at least half of condo unit owners must vote in writing to proceed with litigation.
4. Ensure Consumer Protection – Require special inspections for common defects and still allow claimant litigation to proceed if an agreement to remedy the defect cannot be reached with the developer.

Consumer protections are incredibly important. HB 3746 strikes a balance between condo owners' protections and the ability for developers to meet our production needs.

The Oregon Housing Alliance is a statewide coalition of over 100 member organizations, including tenant organizations; affordable housing developers and operators; social service providers and shelter operators; Community Action Agencies; Public Housing Authorities; housing industry businesses and professionals; city and county governments; and community-based nonprofits and advocacy groups.

We believe in healthy, stable and affordable housing for all Oregonians. Condos provide unique advantages for affordable homeownership in the form of affordability and stability and self-governance.

A statewide coalition of housing providers, tenant organizations, homeless service agencies, local governments, and housing advocates. We believe every Oregonian deserves a home that is affordable, stable, accessible and safe.
oregonhousingalliance.org



Condos are an essential entry to homeownership and we urge your support of House Bill 3746.

Sincerely,

A handwritten signature in black ink that reads "Rebekah Markillie".

Rebekah Markillie
Oregon Housing Alliance
rmarkillie@neighborhoodpartnerships.org

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