



Community and Economic Development

Donnie Oliveira, Deputy City Administrator

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House Committee on Housing and Homelessness
900 Court Street NE, HR F
Salem, OR 97301

RE: Support for HB 3746

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

On behalf of the City of Portland Community and Economic service area, I am writing to express our support for HB 3746, which would address construction defects in condominium developments and reduce barriers to condo development in Oregon.

Oregon has long been behind in homeownership rates and continues to fall behind other states. Condo defect law reform is key to ensuring that Oregon is able to build a variety of types of homes for rent and purchase. We support HB 3746 for the following reasons:

- Reduces Oregon's statutes of limitations and repose from 10 to 6 years to more closely align with policies in other western states.
- Establishes a means for remedy without going through litigation while also maintaining owner's right to litigation if at least half of the owners vote in support to proceed.
- Adds consumer protections by requiring special inspection for common defects.

As the state implements policy changes to increase housing production, it needs to ensure that every housing type remains viable to produce. Condos are a key component of entry-level homeownership opportunities. HB 3746 strikes a balance between consumer protections and the production of this key entry-level, and typically more affordable, homeownership type.

For these reasons, we respectfully urge your support for HB 3746.

Sincerely,

A handwritten signature in black ink, appearing to read "MO".

Donnie Oliveira
Deputy City Administrator, Community & Economic Development



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