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**Sent:** Wednesday, May 1, 2019 10:07 AM  
**To:** Rep Holvey <[Rep.PaulHolvey@oregonlegislature.gov](mailto:Rep.PaulHolvey@oregonlegislature.gov)>; Rep Williamson <[Rep.JenniferWilliamson@oregonlegislature.gov](mailto:Rep.JenniferWilliamson@oregonlegislature.gov)>; Rep Wilson <[Rep.CarlWilson@oregonlegislature.gov](mailto:Rep.CarlWilson@oregonlegislature.gov)>; Rep Boles <[Rep.DenycBoles@OregonLegislature.gov](mailto:Rep.DenycBoles@OregonLegislature.gov)>; Rep Nosse <[Rep.RobNosse@oregonlegislature.gov](mailto:Rep.RobNosse@oregonlegislature.gov)>; Rep Smith Warner <[Rep.BarbaraSmithWarner@oregonlegislature.gov](mailto:Rep.BarbaraSmithWarner@oregonlegislature.gov)>; Rep Sprenger <[Rep.SherrieSprenger@oregonlegislature.gov](mailto:Rep.SherrieSprenger@oregonlegislature.gov)>  
**Subject:** HB 3432

Representatives Holvey, Williamson, Wilson, Boles, Nosse, Smith Warner, and Sprenger:

I'm writing to share my concerns about HB 3432. As I understand, it would, among other things, shorten the statute of repose as applied to residential community associations from 10 to 6 years. I currently live in a small condo complex in Portland that was built in 2009. We had serious water leakage within the first couple of years that cost tens of thousands to repair. However, it wasn't until almost 7 years after construction was completed that we discovered more extensive construction defects that have cost nearly \$500K to repair. Fortunately, our contractor purchased construction defect insurance. We filed a claim that helped offset our costs. I don't know the reasoning or who is behind the proposed legislation, but should this bill proceed, I recommend it reflect the following:

- Shorten period to 8 years
- Inspections with a written assessment that's shared with the community association are to be performed by qualified, licensed third-parties who are unrelated to the contractor/developer.
- Require construction defect insurance

Sincerely,

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