

The Oregon House Rules Committee is scheduled to meet Monday, May 13, 2019 at 3:00 p.m. for a hearing on HB 3432, a bill concerning condominium construction warranties for condominium and homeowners associations. I urge you to please vote In opposition of the Bill.

HB 3432 is a Bill supported by developers and builders. HB 3432 would make it very difficult for condominiums and homeowners associations to recover damages for construction defects in their associations.

1. **The bill is being portrayed as one that creates affordable housing; that's propaganda. Eliminating consumer protections for homeowners is not affordable housing**
2. **The bill creates a loophole in the statute of limitations that doesn't ensure quality construction**
3. **The bill puts one sided procedural traps and hurdles in front of homeowners that seek recourse for faulty construction**
4. **The bill protects builders, developers, and architects from lawsuits at the expense of condominium and homeowners**
5. **The bill increases the cost of homeownership when owners have to pay for construction repairs**
6. **The ability for an association just to obtain a majority vote or response on something, even something that doesn't cost them money (i.e. just a quorum of 50% of the owners at an annual meeting), is very difficult to do. While 60 days seems like a long time to gain a majority vote, it is not and it isn't even the time that is too short of a time period, but rather an owner vote on this type of thing is not industry standard or good business practice. To properly educate 200 owners (or more, or less), is impossible, people have their pocket books in mind and sometimes have personal agenda's (i.e., they do not have the money for litigation) or short mindedness (i.e. they are trying to sell), and as such do not have the best interest of the Association in mind.**

**Community Associations Institute (CAI) Oregon Legislative Action Committee**

**ABOUT CAI**

CAI is an international membership organization dedicated to building better communities. With more than 40,000 members, CAI works in partnership with 64 chapters, including a chapter in South Africa, as well as with housing leaders in a number of other countries, including Australia, Canada, the United Arab Emirates and the United Kingdom.

CAI provides information, education and resources to the homeowner volunteers who govern communities and the professionals who support them. CAI members include association board

members and other homeowner leaders, community managers, association management firms and other professionals who provide products and services to associations.

CAI serves community associations and homeowners by:

- ◀ Advancing excellence through seminars, workshops, conferences and education programs, most of which lead to professional designations for community managers and other industry professionals.
- ◀ Publishing the largest collection of resources available on community association management and governance, including website content, books, guides, *Common Ground* magazine and specialized newsletters.
- ◀ Advocating on behalf of common-interest communities and industry professionals before legislatures, regulatory bodies and the courts.
- ◀ Conducting research and serving as an international clearinghouse for information, innovations and best practices in community association development, governance and management.

We believe homeowner and condominium associations should strive to exceed the expectations of their residents. We work toward this goal by identifying and meeting the evolving needs of the professionals and volunteers who serve associations, by being a trusted forum for the collaborative exchange of knowledge and information, and by helping our members learn, achieve and excel. Our mission is to inspire professionalism, effective leadership and responsible citizenship—ideals reflected in associations that are preferred places to call home.

## HISTORY

In 1964, the Urban Land Institute (ULI) published *Technical Bulletin No. 50: The Homes Association Handbook*, the first systematic study of planned communities. The principal author was Byron Hanke, one of CAI's eventual founders. The document called for the creation of a national organization to provide education and act as a clearinghouse of ideas and practices for the community association housing market.

In 1965, ULI and the National Association of Home Builders (NAHB) wrote a model planned-unit development statute. In 1973, CAI was organized through the joint efforts of the ULI, NAHB, the U.S. League of Savings and Loan Associations, the Veterans Administration, the U.S. Department of Housing and Urban Development, 23 builder/developers and a number of leading community association professionals.

Thanks to countless dedicated, selfless and inspired member leaders -- CAI is the international center for community association information, best practices, education and advocacy.

FOR MORE INFORMATION, GO TO: <https://www.caionline.org>

**COMMUNITY ASSOCIATIONS INSTITUTE**

**LEGISLATIVE ACTION COMMITTEE**

**OREGON CHAPTER**

**(4/4/19)**

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Yours truly,

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