



Open Government Impact Statement

80th Oregon Legislative Assembly
2019 Regular Session

Measure: HB 3432

Only impacts on Original or Engrossed
Versions are Considered Official

Prepared by: Cameron D. Miles
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SUMMARY

Requires amendment of state building code to include special inspections to detect construction defects in exterior waterproofing system of common property of homeowners association, residential dwelling in planned community served by homeowners association or condominium. Provides for construction design professional to identify appropriate special inspections. Provides for general contractor to ensure proper performance of special inspections and remedying of discovered defects. Prohibits issuance of certificate of occupancy if applicable special inspections have not been conducted.

Reduces statute of limitations for tort action by homeowners association or association of unit owners to bring action for construction defect in structure on which special inspections were performed. Imposes notice, voting and approval requirements as prerequisite to homeowners association or association of unit owners bringing or intervening in action for construction defect.

Creates special procedural requirements for giving notice to contractor prior to filing of construction defect claim if action is brought by homeowners association or association of unit owners. Extends time for sender of secondary notice of defect to bring action against recipient of secondary notice of defect.

NOTICE OF NO OPEN GOVERNMENT IMPACT