

Requested by Representative HELM

**PROPOSED AMENDMENTS TO
HOUSE BILL 2951**

1 Delete lines 5 through 23 of the printed bill and insert:

2 **“SECTION 2. (1) An association, its board of directors, managers**
3 **or any agent authorized to act on behalf of an association, may not**
4 **retaliate against an owner because the owner, while acting lawfully**
5 **and with the reasonable intention to address, prevent or stop a vio-**
6 **lation:**

7 **“(a) Complains of or reports an alleged violation;**

8 **“(b) Participates in or cooperates with an investigation of a com-**
9 **plaint or report filed;**

10 **“(c) Otherwise acts in furtherance of a complaint, report or inves-**
11 **tigation concerning an alleged violation; or**

12 **“(d) Exercises or attempts to exercise any owner’s right arising**
13 **under:**

14 **“(A) ORS 94.550 to 94.783;**

15 **“(B) The association’s governing documents; or**

16 **“(C) Other legally enforceable documents setting forth the rights**
17 **and responsibilities of the association, its board of directors or man-**
18 **ager, or the owner.**

19 **“(2) As used in this section:**

20 **“(a) ‘Retaliate’ includes taking an action that is otherwise lawful**
21 **but inequitably disfavors the owner, including by means of:**

- 1 **“(A) Enforcing regulations;**
2 **“(B) Imposing charges;**
3 **“(C) Levying fines;**
4 **“(D) Foreclosing liens;**
5 **“(E) Denying services;**
6 **“(F) Ignoring reasonable requests;**
7 **“(G) Preventing access to meetings, minutes or voting;**
8 **“(H) Restricting access to common areas or amenities; or**
9 **“(I) Taking actions for the purpose of harassment or intimidation.**
10 **“(b) ‘Violation’ means a violation of an owner’s right.”.**

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