

SB 503 A STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 4/18

WHAT THE MEASURE DOES:

Removes, for planned communities, the unanimous consent requirement for changing the method of determining liability for common expenses or right to common profits.

FISCAL: No fiscal impact

REVENUE: No revenue impact

SENATE VOTE: 17-12

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Planned communities, defined by Oregon statute 94.550, include any subdivision resulting in a pattern of ownership of real property and the buildings and improvements in which owners are collectively responsible for maintenance, operation, insurance, or other expenses relating to the property. Condominiums, exclusively commercial and industrial subdivisions, and timeshare plans are excluded from the definition. Governing documents for these communities include provisions relating to common ownership and maintenance of the community, and are binding upon the community's lots.

Senate Bill 503 A removes, for planned communities, the requirement of unanimous consent by owners of affected lots or units when changing the method of determining liability for common expenses or rights to common profits.