

**SB 503 A STAFF MEASURE SUMMARY**  
**Senate Committee On Housing and Development**

**Carrier:** Sen. Golden

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**Action Date:** 03/15/23  
**Action:** Do pass with amendments. (Printed A-Eng.)  
**Vote:** 4-0-1-0  
**Yeas:** 4 - Anderson, Jama, Patterson, Sollman  
**Exc:** 1 - Knopp  
**Fiscal:** No fiscal impact  
**Revenue:** No revenue impact  
**Prepared By:** Kevin Rancik, LPRO Analyst  
**Meeting Dates:** 3/8, 3/15

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**WHAT THE MEASURE DOES:**

Requires unanimous consent of owners of affected lots or units in a planned community to change boundaries or uses of any lot or change the method of determining a lot or unit’s voting rights. Removes unanimous consent requirement for changing the method of determining liability for common expenses or right to common profits.

**ISSUES DISCUSSED:**

- How planned community covenants, conditions, and restrictions (CC&Rs) are established
- Discrepancies in responsibility for common areas in planned communities
- Ability to amend planned community governing documents and approve changes

**EFFECT OF AMENDMENT:**

Replaces the measure.

**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 requires unanimous consent of owners in a planned community to change a lot’s boundaries, uses, or methods of determining a unit’s voting rights. It removes the unanimous consent requirement for changing how liability for common expenses or rights to common profits is determined.