



Clatsop County

HB 3545 A

Responsible Approach to
HOA Fees and Public Funds

Presented by
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FISHHAWK LAKE TAXLOTS

- ▭ Clatsop County taxlot
- ▭ Columbia County taxlot
- ▭ Additional taxlots in default (see table at bottom right)
- County Boundary
- Fishhawk Lake Reserve & Community
- Road



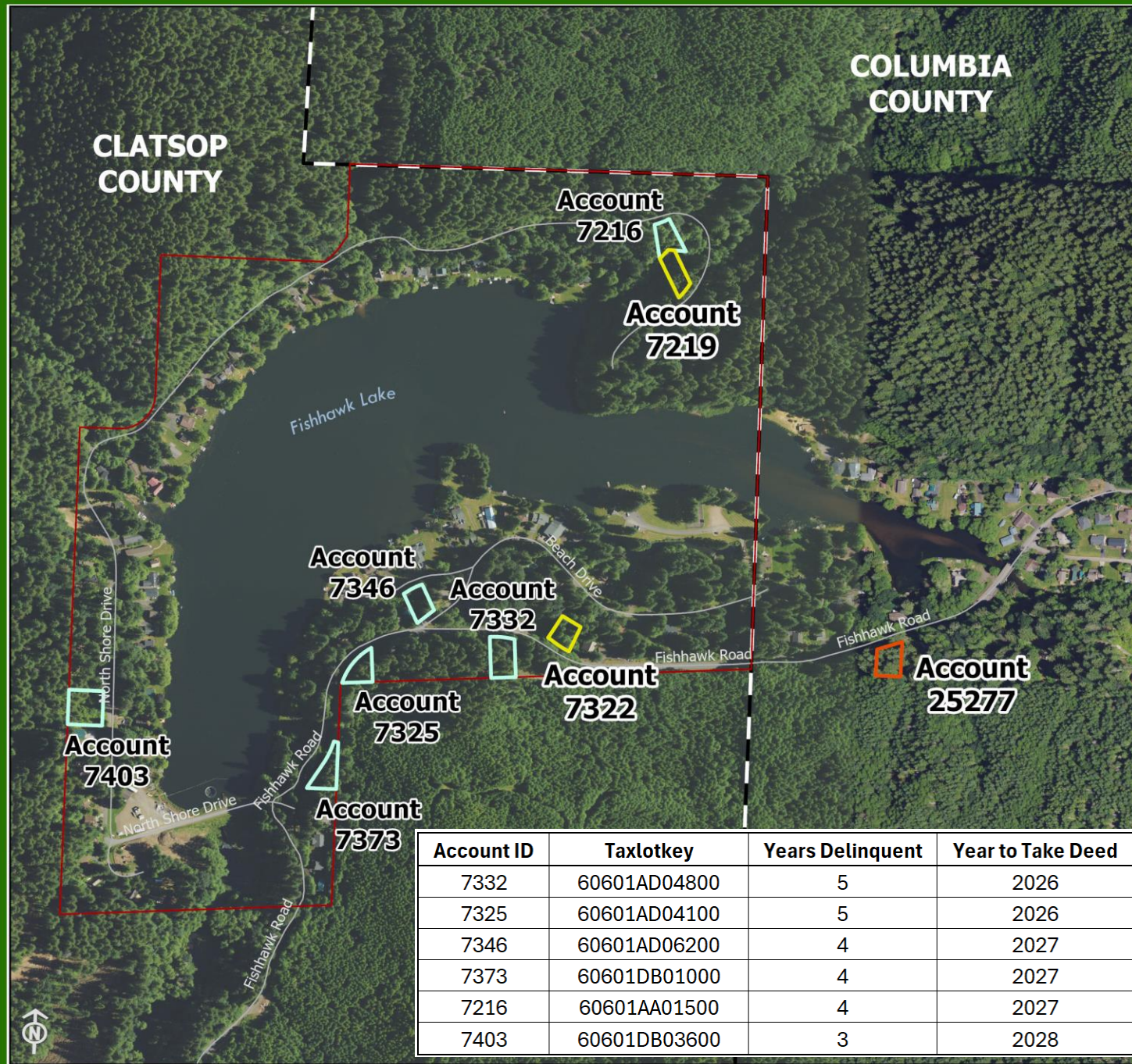
REGIONAL LOCATOR MAP



DISCLAIMER: This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.

Additional data sources: Columbia County (taxlots), OR Geospatial Enterprise Office (2022 imagery)

Map authored by Clatsop County GIS
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Created: 3/17/2025

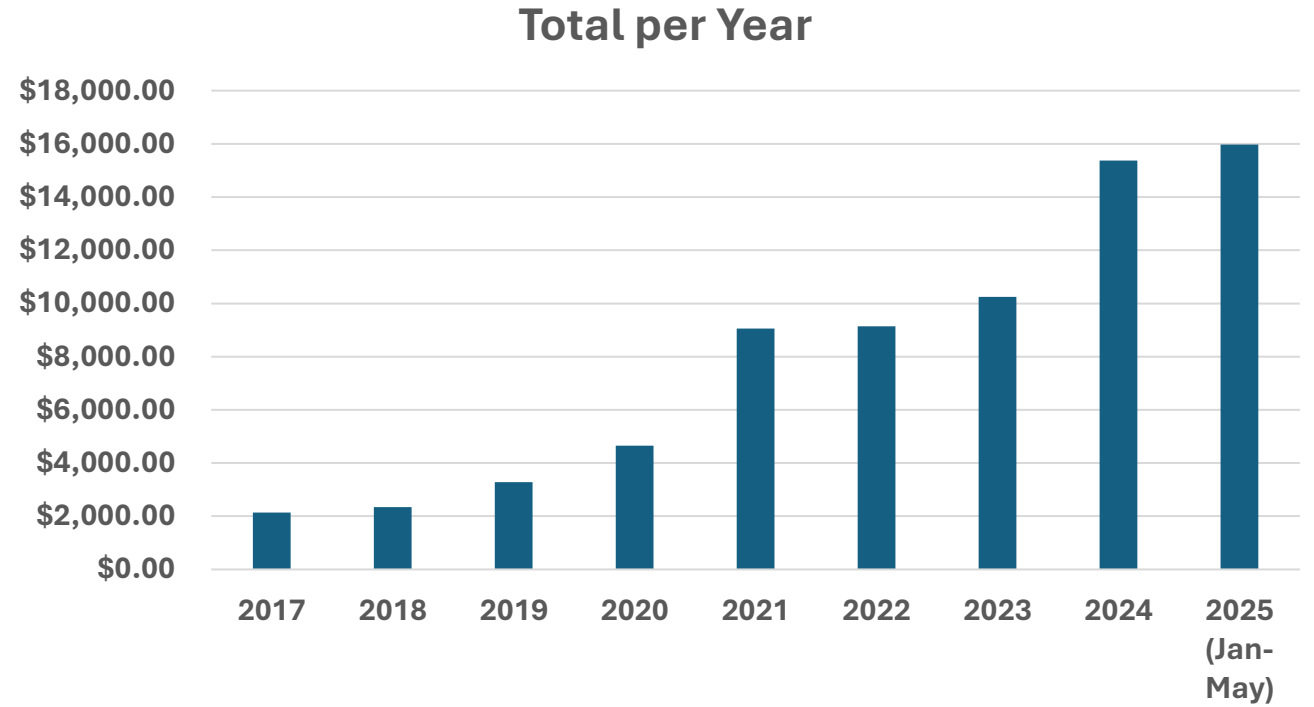


Account ID	Taxlotkey	Years Delinquent	Year to Take Deed
7332	60601AD04800	5	2026
7325	60601AD04100	5	2026
7346	60601AD06200	4	2027
7373	60601DB01000	4	2027
7216	60601AA01500	4	2027
7403	60601DB03600	3	2028



Clatsop County Expense

Calendar Year	Total per Year	Parcel
2017	\$2,135.70	7322
2018	\$2,338.56	7322
2019	\$3,277.56	7322
2020	\$4,655.07	7322 & 7219
2021	\$9,053.58	7322 & 7219
2022	\$9,136.80	7322 & 7219
2023	\$10,241.76	7322 & 7219
2024	\$15,371.94	7322 & 7219
2025	\$15,976.16	7322 & 7219
Total:	\$72,187.13	





What HB 3545 A Does

- **HOA fees accrue as a lien** against a tax foreclosed property when a county takes deed.
- **Responsibility for paying the lien** (accrued HOA fees) is the responsibility of:
 - The **new owner**, no later than the date they receive title; or
 - The **county**, only if it chooses to permanently retain or lease the property (due within 30 days of that decision)
- **HOAs may record the lien** and must notify the county of assessments according to their regular dues schedule.
- The lien **cannot include costs or fee** increases for payment of a fine, penalty, settlement, or attorney fees that are the result of the **HOA violating local, state, or federal law**.
- HOA fee accrual **applies to properties currently held by counties**, starting the effective date of the bill.



Why HB 3545 A Matters

- **Relieves counties of unintended financial burden and protects taxpayer dollars**
- **Preserves HOAs' right to collect dues**
- Balances public responsibility with private contracts
- Supports timely return of properties to productive use
- Supports good governance and fiscal responsibility