



March 12, 2025

House Committee on Housing and human Development  
900 Court St NE  
Salem, OR 97301

**Re: Letter of Support – HB 3746 Relating to Real Property**

Dear Chair marsh and Members of the House Committee on Housing and Homelessness,

My name is Isaac Ambruso, and I am the Deputy Director of Public Policy for the Home Builders Association of Greater Portland (HBA). We represent over 1,400 businesses and tens of thousands of individuals who work in the residential building and remodeling industries throughout the greater Portland area. Our mission is to maximize housing choices for all who reside in the region while promoting housing access and availability for everyone.

I am writing this letter in strong support of the proposed changes to Oregon’s condo defect and liability statute of limitations. The 10-year statute of repose adds significant risks to condominium construction for investors and developers which limits the access of Oregonians to this important housing type ([Portland Housing Bureau Report](#)). Condominiums are significantly more affordable than single family residential homes. The price of a condo is on average 38% percent lower than single family housing making it much more accessible to families and young couples wishing to make home purchases. By reducing this to 6-years we not only bring Oregon in line with other jurisdictions in our area but we’ll also help create a segment of homebuilding that’s been missing from our state for decades.

HB 3746 also insures that home owners are part of the process of discovering, mitigating, and litigating defect issues by ensuring that HOA’s must act with the knowledge and written consent of a majority of the represented property owners. It allows time for contractors to request and arrange for inspections of potential defects moderated by technical or construction experts insuring that all reports are scrutinized with professional investigations. Importantly, these procedures DO NOT preclude litigation if the issue cannot be resolved.

HB 3746 expands the rights of homeowners to control litigation launched on their behalf while reducing significant price and risk barriers to constructing this vital housing type. For these reasons HBA urges you to support HB 3746.

Sincerely,

Isaac Ambruso  
Deputy Director of Public Policy