

Submitter: Jeremy Hershman

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3746

Madam Chair and Committee,

I am writing to strongly urge you to oppose HB3746. As a banker that specializes in lending to homeowners associations for capital improvements, I see first hand the financial burden placed on homeowners when construction defects are discovered. Often, even when following all professional recommendations for maintenance and inspections, construction defects are not discovered until major structural damage has occurred. This leads to repair costs that are often far above the cost of getting the job done right in the first place. By shortening the time allowed for recourse and placing a supermajority burden on the association to bring these claims, the bill will significantly limit the ability of Oregonians to be certain they are purchasing a quality home that will last.

While many in support of this bill have argued that condos are often the first step in the journey of home ownership, Oregonians deserve to be able to purchase homes that are sound structures free of defects in workmanship. Homeowners rely the fact that quality construction is assured due to the ability for them to seek recourse in these matters. By reducing the window for construction defect claims and placing further burdens on associations to file said claims, the legislature is giving tacit approval for developers to reduce quality controls during construction.

Thank you for your time and thoughtful consideration of this measure.

Jeremy Hershman