



**JUDIE DUNKEN REAL ESTATE**

March 12, 2025

Dear Representative Marsh,

I am writing to you regarding HB 3746 and my opposition to this Bill.

As a consumer advocate for over 30 years in the Real Estate Industry, this Bill 3746 would do nothing but build mistrust in the industry on the part of the Consumer. I personally, would be opposed to representing a buyer on a new construction project if the warranty by the developer was shortened to 6 years rather than the standard 10 years for material defects.

In the beginning of the Pearl District and its many new construction condominiums was a golden time when developers took pride in their work and would build quality buildings. Over the years, as developers made such great profit and had built reputations, their pockets swelled from those gains. Somehow, the pride of quality turned careless and some of the recent lack of integrity in construction and contractors involved have caused great hardship to many condominium owners. This must change. One way to do that is to hold the Developers and Contractors accountable for as long as possible,

We must keep a 10-year minimum warranty to protect those owners (major investors) in our City and State.

Oppose HB3746.

Sincerely,

DocuSigned by:  
  
**JUDIE DUNKEN**  
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Judie Dunken, GRI

Owner/Broker

Judie Dunken Real Estate LLC