

Submitter: Hannah Jones
On Behalf Of: CORC CAI - Chapter President
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3746

As a community association manager responsible for multiple associations throughout Oregon, I am writing to strongly oppose House Bill 3746. While the bill seeks to address construction defect claims, it creates substantial obstacles for homeowners and association management, ultimately restricting homeowners' ability to address and remedy construction defects in their communities.

HB 3746 imposes significant limitations on homeowners' ability to effectively address construction defects. The provisions that are required in the proposed bill, such as a supermajority vote among homeowners to pursue a construction defect claim and annual/semi-annual envelope inspections, creates a major barrier, particularly in communities with diverse ownership, absentee owners, and varying levels of resident engagement. Securing the required support for essential legal action would be highly challenging, even when significant defects are impacting homes or common areas. Consequently, this provision could prevent necessary repairs from being made, resulting in costly and lasting consequences for homeowners.

Throughout my experience in this industry, I have worked with many different developers, I witness the expectation homeowners have when they purchase their property that their homes will be built correctly and free from significant defects. However, HB 3746 could limit their ability to uphold this expectation. The bill's language may allow developers or contractors to make repairs that are only cosmetic, failing to address the underlying issues. These inadequate fixes would leave critical defects unresolved, leading to further damage to both individual units and common areas, which would ultimately jeopardize the community's safety, stability, and property values.

It is important to note that builders have a fundamental responsibility to ensure quality construction, and they should be held accountable for their work without placing the financial burden on the association or homeowners. Additionally, the current statute of limitations for construction defect claims is already a barrier for homeowners seeking to resolve these issues. Reducing this window further under HB 3746 would exacerbate the challenges in obtaining lending and financing, as banks and lenders are increasingly hesitant to provide funding for properties with unresolved construction defects.

Thank you for your time and consideration.

Sincerely,

Hannah Jones
Community Association Manager
2025 CORC CAI Chapter President