



Chair Golden, Vice-Chair Nash, and members of the Senate Committee on Natural Resources and Wildfire,

Thank you for the opportunity to provide testimony in support of SB 85 with the -1 amendments. For background, Oregon REALTORS® is an industry association comprised of roughly 18,000 members who work as real estate brokers, principal real estate brokers, real estate property managers, and affiliated industry professionals. In turn, our members represent hundreds of thousands of Oregonians in real property transactions across the state.

SB 85-1 would do two things. First, it would direct the Department of Consumer and Business Services (DCBS) and the Department of the State Fire Marshal (OSFM) to evaluate and develop recommendations for community-based wildfire risk mitigation that could reduce wildfire risks and increase insurance affordability and availability in Oregon. Importantly, it directs this work to be done in consultation with representatives of the insurance industry.

Second, SB 85-1 would direct DCBS and OSFM to submit a report on the findings of the evaluation, including related recommendations for policy changes, a discussion of the discounts or incentives that insurers could provide to consumers once they complete risk mitigation actions, and information about how insurers treat wildfire risk mitigation actions in making underwriting and rating decisions.

The information directed to be contained in the evaluation and report from DCBS and OSFM is essential to informing future policy decisions. As we have seen in other states like California, a combination of disaster risk and poor policy decisions can quickly lead to insurance providers withdrawing from state insurance markets. Such a situation arising in Oregon would be disastrous to our state, our economy, and to Oregonians.

To successfully address the various risks challenges Oregon faces with respect to wildfires, Oregonians need to understand how to reduce wildfire risk in their communities and on their properties, and decisionmakers need to understand how to craft effective policy to address the challenge we face without inducing unintended consequences. We support SB 85-1 because it would help to inform these understandings.

Oregon REALTORS® urges you to vote YES on SB 85-1.

Thank you for your time and consideration of our testimony.