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On Behalf Of: Cascadia Commons cohousing
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3746

As a homeowner in a condo association that we run ourselves, I am horrified that you would consider legislation that takes away the rights of condo owners or shortens the time that Associations can make Claims against companies for shoddy construction resulting in need for repairs. Basically you're wanting the homeowner to shoulder all the expense, of shoddy construction. You are putting us in double Jeopardy. In detail here are the reasons I oppose HB 3746

HB 3746 is problematic legislation because:

No Proven Benefit for Affordable Housing: While proponents argue that shortening the statute of repose will promote affordable housing, data from other states like Colorado and Nevada shows that this approach has failed to deliver the promised results. In fact, these states have seen a significant decline in condo construction, despite reducing statutes of repose and implementing similar reforms. The promise of affordable housing remains unfulfilled, and homeowners are left to shoulder the costs of poor construction.

Risk to Consumer Protections: HB 3746 weakens protections for homeowners and community associations by limiting their ability to hold developers accountable for construction defects, shifting the financial burden of repairs onto associations and homeowners.

High Cost of Required Inspections: The bill requires costly inspections to identify construction defects. These inspections, which should be the responsibility of the developer, would instead be shifted to the community associations, further burdening them financially and delaying the discovery of defects. This will only increase the costs of maintaining affordable housing and make repairs even more expensive for homeowners.

Voting Requirement Barriers: The bill's voting requirements create significant barriers for communities to move forward with addressing construction defects. Boards would be required to obtain a majority vote from homeowners to proceed with legal action, which presents a major hurdle, especially in communities with absentee owners, non-responsive members, or owners who may not be actively engaged in the decision-making process. We oppose any provision that creates unreasonable barriers for communities to seek relief for defects. This provision will only delay necessary repairs and worsen the financial burden on homeowners.