

Submitter: Stanley Penkin

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3746

Dear Legislators,

As a former chair of two HOA boards in Portland and having experienced the pain of dealing with construction defects, I strongly urge you not to proceed with HB 3746, which is terrible legislation.

There are very few condominium buildings that do not experience construction defects, which too often do not become apparent until later years. Changing the time of repose from ten to six years will be harmful to owners who will suffer the consequences of costly repairs and replacements when those responsible for the defect should be held accountable. Ten years is a reasonable time to hold developers and contractors liable for their errors and omissions which are for the most part covered by insurance. Homeowners should not have to pay the price for the errors of others.

Thank you for your consideration.