

Submitter: Julie Barber

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3746

Esteemed Committee Members,

I am a single, 65 year old condominium homeowner writing to urge you to oppose HB 3746. I am not a wealthy person, and having a modest home I can continue to afford in my retirement is important to me. Please do not saddle homeowners like me with the cost of a contractor's negligence. Owners in associations across Oregon have had to pay tens of thousands of dollars in special assessments to repair damage caused by defective construction. These assessments can destroy the equity in our homes, which for most of us—including me—are the biggest investments we have. Contractor defects can remain undetected for many years. Water can leak into walls slowly over time due to waterproofing defects and can cause rot and decay that can't be observed until the damage is severe. That can take 10 years or more. Other structural defects can also take time to reveal themselves. PLEASE DO NOT SHORTEN THE 10-YEAR STATUTE OF ULTIMATE REPOSE DURING WHICH CONTRACTORS/DEVELOPERS CAN BE HELD ACCOUNTABLE FOR THEIR NEGLIGENCE.

Please do not fall for the developers' false claim that passing this bill is the way to help them build more affordable housing in Oregon. Oregonians do deserve better access to housing, but we should not be left holding the bag if builders/developers cut corners and build defective homes and condos.

WHY WOULD YOU VOTE TO PUT HOMEOWNERS LIKE ME AT RISK OF LOSING THEIR HOMES DUE TO THE NEGLIGENCE OF A BUILDER/DEVELOPER?

PLEASE DO NOT PASS THIS BILL OUT OF COMMITTEE.

Respectfully,

Julie Barber