



April 7, 2025

Dear Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and distinguished members of the Committee,

On behalf of the 811 members of Central Oregon Builders Association, I appreciate the opportunity to provide support of House Bill 3746 with the dash 3 amendment. We strongly support policies that seek to address Oregon's housing crisis and facilitate the development of workforce housing, and this bill provides a path forward towards those ends.

House Bill 3746-3 would make needed changes to Oregon's construction defect liability laws and enable more condominium development, an important type of middle housing that is challenging to produce within the state's current legal landscape. The state's existing condo defect liability statute of limitations are longer than those of both Washington and California, and the impact is reflected in a 92% decrease in condominium development in Oregon since the existing policies were adopted in 2006. By reducing litigation risk and providing certainty for builders and developers, this bill will increase opportunities for condo development, thereby increasing opportunities for homeownership that is affordable to our state's workforce.

Currently, the median price of a single-family home is over \$550,000, but the median price of a condo is approximately \$341,000. This is an affordable homeownership option to someone making less than 100% of the median income – and opportunities for homeownership at this price point is exceedingly rare. This bill makes condominium development much more feasible for developers and builders, and increases the likelihood that Oregon will see and increase in this type of construction. COBA urges the House Committee on Housing and Homelessness to support HB 3746-3.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Morgan Greenwood".

Morgan Greenwood  
VP, Government Affairs