

Good afternoon, Chair and committee members. My name is Lori Stenshoel. I'm a Realtor member of Eugene Realtors, and I've served on the Oregon Realtors Board of Directors since 2018.

I'm here to support HB 3746. Our state is facing a serious housing shortage, and we need more diverse and affordable options—especially condos and townhomes. But under current law, a 10-year statute of repose creates high liability and insurance costs, which makes many builders walk away from these types of projects.

HB 3746 proposes a more balanced approach—reducing that window to 7 years, while also adding steps like moisture inspections and pre-litigation notices to ensure problems are identified early. It still protects homeowners, but it also gives builders the predictability they need to move forward with construction.

As a Realtor, I work every day with buyers who are being priced out or simply can't find suitable housing. This bill could help increase supply without sacrificing responsibility.

I respectfully ask you to support HB 3746. Thank you.