

Submitter: Kenneth Thrasher
On Behalf Of: Self
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB3746

HB 3746 reduces the time large construction projects such as condo HOA buildings to six years to file for repairs with the developer and construction firms who built the building for construction defects, from what now is ten years. Often these defects don't surface until after five or six years, and time to study the problems and plan appropriate repairs takes additional time. I have been on condo HOA committees having to deal with these issues and they often have significant negative impacts on owners/residents in the quality of the buildings from a living standpoint. An adjacent condo HOA building has a \$30 million HVAC defect that has taken almost ten years to resolve with the contractor who installed a defective system. Shifting the burden to homeowners/residents by shortening the time to file for defect corrections is not good law, and in the cited example could have cost the owners \$200,000 on average, so this bill should not be approved by the legislature. Thank you.