



May 5, 2025

Senator Khanh Pham, Chair

Senator Dick Anderson, Vice-Chair

Senate Committee on Housing and Development

Oregon State Legislature

900 Court St. NE, Salem, OR 97301

RE: Salem Chamber Written Testimony in Support of HB 3746

Dear Chair Pham, Vice-Chair Anderson, and Members of the Senate Committee on Housing and Development,

Our organization represents over one thousand (1,000+) local businesses and forty-five thousand (45,000) employees in the Salem area. The breadth and diversity of industries represented by our membership demonstrate an intersection of the small businesses that collectively create our state economy. The Salem Chamber supports a healthy business climate supported by home ownership and affordable housing, both of which are needed for economic growth.

Our community, like all of Oregon, is facing housing shortages impacting our workforce and ability to recruit and expand our small businesses. Condominium ownership creates wealth and financial stability for our residents and condo construction creates jobs and economic activity for our community. Condo prices are 38% lower than the medium price of a single-family home making them an affordable homeownership option. According to a 2024 Common Sense Institute Oregon report, condominium unit production has decreased by 92% between 2006 and 2023.

HB 3746 establishes a balanced approach between owners and contractors, bringing Oregon in alignment with our neighboring states on construction defect statute of limitations and repose. It provides pre-litigation remedies so both parties can avoid costly trial expenses; while still allowing a lawsuit to proceed should half of the condo owners vote that litigation is necessary. The risk reduction in this bill will encourage developers to increase condo unit production, adding to our much-needed housing supply.

This bill has broad support and the need for housing ownership is well founded and understood. Please support HB 3746 so our community can build jobs and prosperity.

Respectfully,

Tom Hoffert, CEO Salem Area Chamber of Commerce

**Salem Area Chamber
of Commerce**

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Tom Hoffert
Salem Area Chamber of Commerce