



May 7, 2025

To: Senate Committee on Housing And Development

From: Beaverton Area Chamber of Commerce

Re: Support of HB 3746

Chair Pham and Members of the Senate Committee on Housing and Development,

I am writing on behalf of the Beaverton Area Chamber of Commerce to express our strong support for House Bill 3746, which seeks to reform Oregon's condominium regulations. This legislation is a key component in helping local communities, including Beaverton, advance their housing production strategies, particularly in expanding access to affordable home ownership.

The Beaverton Area Chamber of Commerce recognizes that updating condominium regulations is essential to making this form of ownership more viable and accessible. House Bill 3746 addresses this need by reducing the statute of limitations for construction defect claims and establishing clear communication and engagement requirements before homeowners or associations can pursue legal action. These changes maintain critical protections for homeowners while also enhancing predictability and feasibility for developers.

In addition, the bill requires condominium boards to conduct moisture inspections in the second- and sixth-years following construction. This helps ensure building quality and gives residents early notice of any potential issues—well before legal time limits expire.

Collectively, these reforms will streamline processes and reduce barriers for both homeowners and developers, making condominiums a more attractive housing option throughout Oregon. House Bill 3746 is an important step toward meeting the region's housing goals, and we urge your support to help expand affordable ownership opportunities in our community.

Respectfully,  
Alicia M. Bermes, IOM, MA  
President/CEO Beaverton Area Chamber of Commerce