



May 13, 2025

Dear Chair Pham, Vice-Chair Anderson and members of the committee,

House Bill 3746 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 in Oregon is over \$550,000, but the median price of a condo is approximately \$341,000. Condos are an affordable homeownership option to someone making less than 100% of the median income – and opportunities for homeownership at this price point are exceedingly rare.

I am honored to share information on behalf of Rooted Homes, a COBA member, Partners for Affordable Housing member, and affordable housing developer and community land trust. Rooted Homes is strongly supportive of this bill – Karl Dinkelspiel, Deputy Director of Rooted Homes, says that passage of this bill could potentially save his organization tens of thousands of dollars on in insurance for each project – savings which could be directly converted into additional housing development. Rooted Homes already conducts their own third-party inspections as a requirement of their owner-controlled insurance program; the inspection as outlined in the bill would not create an additional burden to his organization.

This reform provides builders a powerful tool to address Oregon's housing crisis, and I ask the committee for your support in passing HB 3746. Thank you sincerely for your consideration.

Thank you sincerely for the opportunity to testify in support of this critical bill.

Sincerely,

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

Morgan Greenwood
VP, Government Affairs
Central Oregon Builders Association