

Testimony in Opposition to HB 3746

Senate Hearing- 05/05/2025

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Chair, Vice Chair, and members of the committee, thank you for the opportunity to testify today. For the record, my name is Sara Eanni, President at Associs Insurance, an independent brokerage specializing in insurance for condominium and homeowner associations across Oregon for the last two decades.

I'm here today to respectfully oppose HB 3746 because it places significant financial risk on homeowners across all community associations. When construction defects are discovered after a shortened statute of repose, associations lose the ability to pursue recovery—leaving owners to absorb the full cost of repairs, often through substantial special assessments. In addition to these repair costs, the association's own insurance premiums are also at risk of increasing significantly, compounding the financial burden placed on homeowners.

It has been suggested that reducing the statute could lower insurance costs and support housing production, but no substantiated data has been presented to back that claim. In fact, states like Colorado and Nevada reduced their statutes of repose in 2017, and we have not seen clear evidence of increased development or lower costs for consumers. On the contrary, insurance rates in those markets have continued to rise.

Meanwhile, the insurance market for community associations is already strained. Premiums are increasing, carriers are pulling out, and access to coverage is narrowing. Shifting more risk onto homeowners—by reducing the timeframe to hold developers accountable—will only deepen the affordability crisis and leave many Oregonians financially vulnerable.

This bill takes a serious gamble with the financial stability of Oregon homeowners in favor of short-term gains for others. I respectfully urge you to consider the long-term consequences for families across our state and vote in opposition to HB 3746. Thank you for your time and consideration.