

House Bill 2755

Sponsored by COMMITTEE ON BUSINESS AND LABOR

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires Construction Contractors Board and Department of Consumer and Business Services to develop manual containing information on subject of moisture intrusion and water damage in residential structures.

Requires seller of new residential structure to provide copy of manual to buyer of structure.

Applies to residential structure sales closing on or after April 1, 2008.

Declares emergency, effective on passage.

A BILL FOR AN ACT

1 Relating to information for buyers of residential structures; and declaring an emergency.

2 **Be It Enacted by the People of the State of Oregon:**

3 **SECTION 1. Section 2 of this 2007 Act is added to and made a part of ORS chapter 701.**

4 **SECTION 2. (1) The seller of a new residential structure shall provide the buyer of the**
5 **structure with a manual that informs the buyer on the subject of moisture intrusion and**
6 **water damage in residential structures. The seller shall provide the manual to the buyer no**
7 **later than the time the sale of the new residential structure closes.**

8
9 **(2) The Construction Contractors Board and the Department of Consumer and Business**
10 **Services shall jointly develop the manual described in subsection (1) of this section. The**
11 **manual shall contain at least the following information:**

12 **(a) Definitions and descriptions of moisture intrusion and water damage.**

13 **(b) An explanation of how moisture intrusion and water damage can occur.**

14 **(c) A recommended maintenance schedule that will enable the buyer of a residential**
15 **structure to minimize the possibility of moisture intrusion and water damage.**

16 **(d) Advice on how to recognize the signs of water damage.**

17 **(e) Appropriate steps to take when water damage is discovered.**

18 **(3) The board shall make the manual developed under this section available to sellers of**
19 **new residential structures. The board may charge a reasonable amount for providing copies**
20 **of the manual described in this section.**

21 **SECTION 3. (1) The Construction Contractors Board and the Department of Consumer**
22 **and Business Services shall complete preparation of the manual described in section 2 of this**
23 **2007 Act and make the manual available for purchase no later than January 1, 2008.**

24 **(2) Section 2 (1) of this 2007 Act applies to sales of residential structures that close on**
25 **or after April 1, 2008.**

26 **SECTION 4. This 2007 Act being necessary for the immediate preservation of the public**
27 **peace, health and safety, an emergency is declared to exist, and this 2007 Act takes effect**
28 **on its passage.**

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NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.