

REVENUE: No revenue impact

FISCAL: No fiscal impact

---

<b>Action:</b>	Do Pass as Amended and Be Printed Engrossed
<b>Vote:</b>	8 - 2 - 0
<b>Yeas:</b>	Cameron, Garrett, Krieger, Olson, Shields, Stiegler, Whisnant, Barker
<b>Nays:</b>	Barton, Smith J.
<b>Exc.:</b>	0
<b>Prepared By:</b>	Anna Braun, Counsel
<b>Meeting Dates:</b>	2/25, 4/22

---

**WHAT THE MEASURE DOES:** Decreases the statute of ultimate repose for large commercial structures from ten years to six years. Applies to causes of action arising on or after effective date. Exempts large commercial structures owned or maintained by Homeowners Associations or associations of unit owners. Exempts public bodies as defined by ORS 174.109.

**ISSUES DISCUSSED:**

- Impact on local governments
- Affect on liability insurance

**EFFECT OF COMMITTEE AMENDMENT:** Exempts large commercial structures owned or maintained by Homeowners Associations or associations of unit owners. Exempts public bodies as defined by ORS 174.109.

**BACKGROUND:** The statute of ultimate repose is the timeframe for which a lawsuit can be brought. Currently ORS 12.135 states that any suits based on the construction, alteration or repair of real property must be commenced within ten years. HB 243 A reduces the time frame to six years for large commercial structures.