

**REVENUE: No revenue impact**

**FISCAL: No fiscal impact**

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<b>Action:</b>	Do Pass as Amended and Be Printed Engrossed
<b>Vote:</b>	8 - 0 - 0
<b>Yeas:</b>	Bailey, Bentz, Galizio, Gilliam, Holvey, Thatcher, Witt, Read
<b>Nays:</b>	0
<b>Exc.:</b>	0
<b>Prepared By:</b>	Barbara Allen, Administrator
<b>Meeting Dates:</b>	5/19, 5/28

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**WHAT THE MEASURE DOES:** Revises certain provisions governing homeowners associations in planned communities and condominiums. Adds provisions specifying eligibility, qualifications, and criteria for service on planned community board of directors and condominium board of directors. Adds provisions pertaining to dissolution of homeowners association and governance by unincorporated association in planned community. Clarifies application of zoning, building code or similar law, ordinance or regulation in condominium form of ownership. Gives authorized persons right of entry to perform necessary maintenance, repair or replacement if association is responsible for property. Exempts certain renewable energy contracts from prohibition against association, directors or owners entering into certain contracts in excess of three years. Revises supplemental declaration provisions. Revises plat amendment provisions. Requires certified exact copy of plat or supplemental plat be filed with county assessor and county surveyor.

**ISSUES DISCUSSED:**

- Review of proposed technical amendments to the measure
- Industry support of the measure
- Clarifying statutes to make them easy to understand for lay people
- Support for the amendment from both the Oregon Real Estate Agency and development companies
- Growth of homeowner's associations nationwide resulting in state legislatures forming standing committees to regulate them

**EFFECT OF COMMITTEE AMENDMENT:** Limits from two years to one year the length of time allowed to record a declaration or bylaws that have been approved by the Real Estate Agency. Further aligns rules for homeowner associations to be consistent and clear.

**BACKGROUND:** Planned developments, planned communities and condominiums often have associations that manage the common interests of the owners. In Oregon, homeowners associations in planned communities are governed by the Planned Community Act, ORS chapter 94. Condominium associations are governed by the Condominium Act, ORS chapter 100. Senate Bill 963A is the product of a condominium/homeowners association work group.