

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass

Vote: 5 - 0 - 0

Yeas: Baertschiger, George, Monnes Anderson, Prozanski, Shields

Nays: 0

Exc.: 0

Prepared By: Channa Newell, Administrator

Meeting Dates: 5/22

WHAT THE MEASURE DOES: Removes exemption from public records disclosure for appraisals of real estate acquired, leased, rented, exchanged, or transferred by housing authority, urban renewal agency, or Housing and Community Services Department. Specifies such appraisals are subject to disclosure only after transactions are closed and concluded.

ISSUES DISCUSSED:

- Example of neighborhood association seeking appraisal of property acquired by local housing authority
- Current law exempts appraisals from disclosure
- Need for government transparency
- Bill crafted to meet concerns with document disclosure while property in escrow

EFFECT OF COMMITTEE AMENDMENT: No amendment.

BACKGROUND: In Oregon, any person may examine the public records of any public body in the state, unless the record is specifically exempted by statute. Current law exempts project appraisals submitted to a housing authority or urban renewal agency by applicants or recipients of loans, grants and tax credits. This exemption also applies to appraisals submitted to the Housing and Community Services Department.

House Bill 3013 specifies that project appraisals obtained in the course of real estate transactions by housing authorities, urban renewal agencies, or the Housing and Community Services Department are not exempt from the disclosure requirement, but may only be accessed after the transactions have closed.