

**PRELIMINARY STAFF MEASURE SUMMARY**

**CARRIER:**

House Committee on Consumer Protection and Government Effectiveness

**REVENUE:** No revenue impact

**FISCAL:** May have fiscal impact, statement not yet issued

**SUBSEQUENT REFERRAL TO:**

**Action:**

**Vote:**

**Yeas:**

**Nays:**

**Exc.:**

**Prepared By:** Wendy Simons, Administrator

**Meeting Dates:**

**WHAT THE MEASURE DOES:** Prohibits association of owners or person creating planned community or condominium from prohibiting display of signs based on content.

**ISSUES DISCUSSED:**

**EFFECT OF COMMITTEE AMENDMENT:**

**BACKGROUND:** Oregon law provides for the establishment of homeowners associations in planned communities and for associations of unit owners in condominiums. Current statutes establish various requirements for these associations, such as eligibility for membership on the board of directors, the preparation of maintenance plans, and the holding of adequate reserves, as well as outlining the powers of associations, such as the power to make rules and regulations governing the use of common areas and the ability to impose late charges on assessments. Rules prohibiting signs with the exception of “for sale” signs are common among homeowners and condominium associations.

House Bill 2582 prohibits associations of owners from prohibiting property owners in planned communities from displaying signs on their lot and owners of condominiums from displaying signs from inside their units based on the content of the sign. The bill allows associations of owners to impose reasonable restrictions on the number and size and the time period for display of signs.