

DRAFT

SUMMARY

Allows Real Estate Agency to electronically facilitate condominium reporting process. Reduces number of signatures required on reports.

A BILL FOR AN ACT

Relating to condominium reports; amending ORS 100.260, 100.265 and 100.275.

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

SECTION 1. ORS 100.260 is amended to read:

100.260. (1) The Condominium Information Report required under ORS 100.250 (1)(a) shall set forth:

(a) The name of the association;

(b) The name of the condominium and the county in which the condominium is located;

(c) The mailing address, including the street and number, if any, and county of the association;

(d) The date the condominium declaration was recorded and the recording index numbers;

(e) The name and residence or business address, including the street and number, of the person designated as agent to receive service of process in cases provided in ORS 100.550 (1) and any other legal proceeding relating to the condominium or association; and

(f) The number and type of units as follows:

No. _____ Living Units

No. _____ Commercial/Office Units

No. _____ Other (describe) _____

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(2) The Annual Report required under ORS 100.250 (1)(b) shall set forth:

(a) The information required under subsection (1)(a), (b), (c) and (e) of this section;

(b) The names and addresses of the chairperson and secretary of the association; and

(c) If the designated agent is changed, a statement that the new agent has consented to the appointment.

(3) The amendment required under ORS 100.250 (1)(c) shall set forth:

(a) The name of the association as shown on the current records of the Real Estate Agency;

(b) The name of the condominium and county in which the condominium is located;

(c) A statement of the information as changed; and

(d) If the current designated agent is to be changed, the name of the new designated agent and residence or business address, including the street and number, and a statement that the new agent has consented to the appointment.

(4) The filing by the Real Estate Agency of an amendment which changes the designated agent shall terminate the existing designated agent on the effective date of the filing and establish the newly appointed designated agent as that of the association.

(5) The reports and amendment described in this section and an application for termination described in ORS 100.280 shall be made [*on forms*] **in a format** prescribed and furnished by the Real Estate Agency and must be accompanied by the correct filing fee and shall:

(a) Contain information current as of 30 days before delivery for filing;

(b) Be executed by the [*designated agent and*] **declarant** until the turnover meeting [*by the declarant*] and thereafter by **either** the chairperson or secretary of the association;

(c) State beneath or opposite the signature the name of the person and

1 the capacity in which the person signs; and

2 **(d) As required or allowed by rule of the Real Estate Agency:**

3 [(d)] **(A)** Contain any **necessary** additional identifying information [*that*
4 *the Real Estate Agency may require by rule.*]; **and**

5 **(B) Be completed by electronic communications, including receipt**
6 **of the filing fee.**

7 **SECTION 2.** ORS 100.265 is amended to read:

8 100.265. (1) Not less than 30 days before the report date, the Real Estate
9 Agency shall [*mail the Annual Report form described in ORS 100.260 (2) to*]
10 **notify** the association [*at the mailing address shown for the association in*
11 *the current records of the office and shall*] **of the pending Annual Report**
12 **filing requirements and** indicate the date by which the report is due. **By**
13 **rule, the agency may send this notice by first-class mail or electronic**
14 **mail to the association's address in the current records of the agency.**
15 Failure of the association to receive the [*Annual Report form from the Real*
16 *Estate Agency shall*] **notice does** not relieve the association of its [*duty to*
17 *deliver for filing to the office as required*] **duties** under ORS 100.250 [(1)(c)]
18 **(1).**

19 (2) After the report date, if no Annual Report has been delivered for fil-
20 ing, the Real Estate Agency shall send to the designated agent a notice of
21 delinquency notifying the association that the filing shall be designated
22 "delinquent" unless a report is filed within 45 days after the mailing of such
23 notice.

24 (3) When an association has been given a notice of delinquency in ac-
25 cordance with subsection (2) of this section and failed to correct the delin-
26 quency within 45 days:

27 (a) The Real Estate Agency shall designate the filing "delinquent."

28 (b) If within 30 days after written notice has been given to the association
29 by the opposing party in any suit or action to which the association is a
30 party, the association has not complied with the filing requirements of ORS
31 100.250 (1), the association may not continue to prosecute or defend such suit

1 or action until the filing is designated “current” as provided in ORS 100.255.
2 A copy of such notice shall be delivered to the Real Estate Agency. The
3 Real Estate Agency shall retain such copy with the filing for the association
4 for a period of not less than 12 months.

5 **SECTION 3.** ORS 100.275 is amended to read:

6 100.275. (1) Subject to ORS 100.550 (3), ORS 100.250 to 100.280, including
7 the filing of a Condominium Information Report described in ORS 100.260 (1),
8 apply to property submitted to the provisions of this chapter before October
9 3, 1989, if:

10 (a) The board of directors of the association receives a written request
11 to comply with such sections from at least one unit owner or holder of a first
12 mortgage or deed of trust on a unit;

13 (b) The board of directors of the association adopts a resolution to comply
14 with such sections in accordance with the bylaws;

15 (c) The association is a party to a suit or action, the person designated
16 in the declaration under ORS 100.105 (1)(L), the chairperson or secretary
17 receives written notice to comply with such sections from any other party
18 to such suit or action. A copy of the notice shall be delivered to the Real
19 Estate Agency. The Real Estate Agency shall provide a copy of the filed re-
20 port to the requesting party and may charge the association a fee for cost
21 of such action. If the association fails to deliver for filing such report, the
22 provisions of ORS 100.265 (3) shall apply; or

23 (d) A filing is required to comply with the requirements of ORS 100.120,
24 100.135 or 100.450.

25 (2) The Condominium Information Report required under subsection (1)
26 of this section shall be executed by the chairperson or secretary of the as-
27 sociation [*and the designated agent*].

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