



Oregon

Kate Brown, Governor

Seismic Safety Policy Advisory Commission Oregon Emergency Management

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Representative Paul Evans and Members of the House Committee on Veterans and Emergency Preparedness

Re: HB 2140 Seismic Disclosure for Residential Sales

Chairman and Representatives:

Hazard and risk disclosure is an important aspect of every homebuyer's checklist of things to inquire about for the biggest investment that many people will ever make. A house's ability to withstand an expected earthquake should be an important consideration of every prospective buyer.

HB 2140 is an innocuous but important Bill. It adds a "Seismic" disclosure section to the standard Seller's Property Disclosure Statement required under ORS 105.464 in residential real estate transactions. All that is being added by this bill are two questions on seismic issues, namely

1. Was the house built in 1973 or earlier such that it is not tied to its foundation? And
2. If yes, has it nonetheless been bolted to its foundation?

If the answer is that the house has not been bolted down, then the evidence from scores of moderate to severe earthquakes from Chile to Japan to Alaska to Paso Robles is that otherwise well-constructed homes walk off their foundations and are destroyed.

Opponents of adding this language will rely on "caveat emptor"...buyer beware, but query if it is reasonable to expect an unsophisticated, first-time homebuyer especially one from (say) Ohio to know about the Cascadia Subduction Fault.

We at OSSPAC urge you to support this bill.

Sincerely,


Jay Wilson, Chair

www.twitter.com/OregonOEM

Physical Location: 3225 State Street, Room 115, Salem, Oregon
9-1-1 SAVES...