

Dear Chairman Beyer, Members of the Business and Transportation Committee and Senator Gelser,

HB2140 is a GREAT improvement to the seller's property disclosure statement and should receive your "Do Pass" recommendation.

I am a retired real estate appraiser who moved to North Albany (Sara Gelser's district) in December 2009 from Tucson, Arizona, which is fondly known as Baja Arizona. I appraised real estate and worked as a real estate broker there for 30 years. My father was a residential subdivision developer in the early 1960s on Tucson's eastside.

Fully informing buyers of all types of real estate as to the condition of what they're purchasing is extremely important.

In addition to this excellent piece of legislation, I would like to see Oregon require all owners of commercial and residential rental buildings to post notices at entrances as to the seismic condition of their buildings. Does each building comply with current seismic code or not? That way we could decide to enter buildings or not. The old masonry structures that will be piles of rubble upon a Cascadia rupture are death traps. Each of us should be reminded of each building's condition upon entry. Maybe this could be the subject of a bill next session or an amendment to Pam Marsh's HB3241 (seismic rehabilitation loans) now?

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Ricardo Small, Fotógrafo

Here is your country. Cherish these natural wonders, cherish the natural resources, cherish the history and romance as a sacred heritage, for your children and your children's children. Do not let selfish men or greedy interests skin your country of its beauty, its riches or its romance. ~ Theodore Roosevelt

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