

**HB 2140 A STAFF MEASURE SUMMARY**  
**Senate Committee On Business and Transportation**

**Carrier:** Sen. Monroe

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**Action Date:** 05/08/17  
**Action:** Do pass the A-Eng bill.  
**Vote:** 5-0-0-0  
**Yeas:** 5 - Beyer, Girod, Monroe, Riley, Thomsen  
**Fiscal:** Has minimal fiscal impact  
**Revenue:** No revenue impact  
**Prepared By:** Patrick Brennan, LPRO Analyst

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**WHAT THE MEASURE DOES:**

Adds seismic information to the list of required disclosures that sellers must provide to purchasers of real property.

**ISSUES DISCUSSED:**

- Large number of homes built before earthquake danger in the region was understood
- Information to seller versus a mandate to earthquake-proof homes
- Importance of keeping people in their homes after an earthquake
- Cost of attaching a typical home to the foundation

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Oregon, like other states, requires sellers of real property to disclose certain information to buyers, including information regarding the title, easements, water, roof condition, pests, mold, use of lead-based paints, the condition of household systems, and the like. House Bill 2140-A includes two issues relating to seismic risk to the list of disclosures required in real property transactions: whether the house was constructed before 1974; and, if so, whether the house has been bolted to the foundation.