

**CONDOMINIUM/HOA
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2019**

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GENERAL BACKGROUND Condominium Working Group

Prior to the 1977 Legislative Session, the Oregon Association of Realtors, in anticipation of increased interest in condominiums and, in particular, conversion condominiums, formed a study group to review the condominium statutes. Based on the recommendations of the study group, the first significant revisions to the Unit Ownership Law (now known as the “Oregon Condominium Act”) since its enactment in 1963 were enacted by the 1977 Legislature.

Since 1977, the core of the OAR study group (“Condominium Working Group”) together with others representing developers, homeowner associations, managers and others in the industry has continued to review and propose legislation relating to condominiums and planned communities. Representatives from the Oregon Real Estate Agency have participated in the group from its initial formation and continue in an advisory capacity.

The Condominium Working Group currently includes the chair and secretary of the Community Associations Institute (CAI) Legislative Action Committee (LAC) and the chair of Oregon Washington Community Association Managers (OWCAM) Legal & Legislative Committee.

COMMUNITY ASSOCIATIONS INSTITUTE
LEGISLATIVE ACTION COMMITTEE
OREGON CHAPTER
(4/4/19)

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ABOUT CAI

CAI is an international membership organization dedicated to building better communities. With more than 40,000 members, CAI works in partnership with 64 chapters, including a chapter in South Africa, as well as with housing leaders in a number of other countries, including Australia, Canada, the United Arab Emirates and the United Kingdom.

CAI provides information, education and resources to the homeowner volunteers who govern communities and the professionals who support them. CAI members include association board members and other homeowner leaders, community managers, association management firms and other professionals who provide products and services to associations.

CAI serves community associations and homeowners by:

- ◀ Advancing excellence through seminars, workshops, conferences and education programs, most of which lead to professional designations for community managers and other industry professionals.
- ◀ Publishing the largest collection of resources available on community association management and governance, including website content, books, guides, *Common Ground* magazine and specialized newsletters.
- ◀ Advocating on behalf of common-interest communities and industry professionals before legislatures, regulatory bodies and the courts.
- ◀ Conducting research and serving as an international clearinghouse for information, innovations and best practices in community association development, governance and management.

We believe homeowner and condominium associations should strive to exceed the expectations of their residents. We work toward this goal by identifying and meeting the evolving needs of the professionals and volunteers who serve associations, by being a trusted forum for the collaborative exchange of knowledge and information, and by helping our members learn, achieve and excel. Our mission is to inspire professionalism, effective leadership and responsible citizenship—ideals reflected in associations that are preferred places to call home.

HISTORY

In 1964, the Urban Land Institute (ULI) published *Technical Bulletin No. 50: The Homes Association Handbook*, the first systematic study of planned communities. The principal author was Byron Hanke, one of CAI's eventual founders. The document called for the creation of a national organization to provide education and act as a clearinghouse of ideas and practices for the community association housing market.

In 1965, ULI and the National Association of Home Builders (NAHB) wrote a model planned-unit development statute. In 1973, CAI was organized through the joint efforts of the ULI, NAHB, the U.S. League of Savings and Loan Associations, the Veterans Administration, the U.S. Department of Housing and Urban Development, 23 builder/developers and a number of leading community association professionals.

Thanks to countless dedicated, selfless and inspired member leaders -- CAI is the international center for community association information, best practices, education and advocacy.

FOR MORE INFORMATION, GO TO: <https://www.caionline.org>



Oregon Washington Community Association Managers was established in 2002 to serve community association managers and service providers of the Pacific Northwest. The primary goals are to:

- *Enhance professional image.*
- *Represent proposed licensing and legislation.*
- *Promote education.*
- *Provide a network for business opportunities.*