

HB 2951 STAFF MEASURE SUMMARY

House Committee On Housing

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Meeting Dates: 2/2

WHAT THE MEASURE DOES:

Prohibits homeowners association, board of directors, managers or other owners from retaliation or discrimination against an owner who has lawfully exercised their right to address a violation, including initiating, participating or otherwise furthering a complaint, report or investigation. Provides that owner filing complaint shall be awarded attorney fees for a prevailing claim, in addition to costs and appropriate damages.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Homeowners associations in Oregon are subject to provisions governing the formation, management, powers and operation of residential planned communities. A violation of applicable sections of state law (ORS 94.550 to 94.785) is cause for a complainant to file a suit or action to recover damages. An association is required to accept administrative responsibility for pursuing the claim, and must begin proceedings on a complaint within one year of the alleged violation.

House Bill 2951 prohibits homeowners associations, managers or other owners from retaliation or discrimination against an owner who has lawfully exercised their right to a violation. It provides that the complainant shall be awarded attorney fees, costs and appropriate damages in a prevailing claim.