

SB 847
Written Testimony in Support
Michelle D. Da Rosa
On Behalf of the Condominium Working Group

Section 15-19, Amendment -2 (revisions to ORS 100.015, 100.022, 100.105, and 100.110)

Condominiums are a key tool for making Middle Housing available for homeownership, and the only tool available for vertical projects and mixed use projects that want to offer unit ownership possibilities or the mixing of retail and commercial with rental apartments under separate ownership. Condominium ownership regimes are essential for utilization with such projects for use with Low Income Housing Tax Credits/New Market Tax Credits, and state Local Innovation and Fast Track funds for homeownership. Passing the bill will make condominium establishment more predictable, uniform across the state from jurisdiction to jurisdiction as intended, and faster---and therefore, more affordable.

The proposed amendments to the Oregon Condominium Act in SB 847 clarify the original intent of 100.022, making the Condominium Act preemptive of additional or different local ordinances and procedures that may be adopted about condominium establishment or their restriction. The amendments do not change the roles of either OREA or the county surveyors; their statutory proscribed roles, approval criteria, and the requirements for condominiums otherwise, remain the same.

The goal of this part of the housing bill is to stop the proliferation of local add-ons, fees, and restrictions on condominiums to certain zones or certain types of buildings, by a growing number of local jurisdictions. Such jurisdictions are still a relatively small minority, but they have influence and significant populations. In those places, the extra condominium ordinances and requirements have meant extra fees, procedures (sometimes elaborate ones, like design review), conditions of approval, requirements for plat execution, and delays for condominium developers, including affordable housing developers, by adding a third (unnecessary) layer of government 'oversight' to a process that is already highly regulated.

The Condominium sections of the bill also clarify the requirements for naming condominium plats.

The proposed -2 amendment conforms to the version of the condominium portion of the bill that has been introduced in the House by Rep. Helm's office as HB 3342, which was a product of work with Rep. Helm's office, and Legislative Counsel, Robert Mauger, and the Condominium Working Group, which supports the amendment. Attached to this testimony is the list of members and their affiliations.

**CONDOMINIUM & HOA
WORKING GROUP
2022-2023**

Denise Bower, CMCA, AMS, PCAM
Community Management, Inc., President
2105 SE 9th Avenue
Portland, Oregon 97214
503-233-0300; Fax: 503-233-8884
deniseb@communitymgt.com

Alan K. Brickley
Counsel, retired
First American Title Insurance Company
503-928-1702
akbrickley@me.com

Michelle D. DaRosa
Attorney at Law
205 SE Spokane St Ste 300
Portland, Oregon 97202
503-220-2891
mdarosa@landandcondolaw.com

Deana Doney, AHWD, CRS, GREEN, GRI
John L Scott Real Estate
On the Green Condominium, Owner
503-539-5972
Deana@deanadoney.com

John T. Gibbon
Attorney at Law, retired
CIOLA LLC, Ste 119 PMB 252
9220 SW Barbur Blvd
Portland OR 97219
503-708-6708
prptyrghtslwyr@aol.com

Susan C. Glenn
Attorney at Law
Dunn Carney Allen
851 SW 6th Ave., Ste 1500
Portland, OR 97204
503 417-5373; Fax:53-224-7324
sglen@dunncarney.com

Kyle Grant
Attorney at Law
Tonkon Torp LLP
888 SW Fifth Ave., Suite 1600
Portland OR 97204
971.219.7659; Fax: 503-274-8779
Kyle.Grant@tonkon.com

Jason L. Grosz
Attorney at Law
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-684-4111; Fax: 503-598-7758
jlg@vf-law.com

Karna Gustafson
Attorney at Law
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-684-4111; Fax: 503-598-7758
Karna.Gustafson@vf-law.com

ALSO:
VP of Government Affairs & Legal Counsel
Central Oregon Builders Association
1051 NE 4th Street
Bend, OR 97701
541-389-1058; Fax: 541-389-1545
KarnaG@COBA.org

Michael Hanifin, Esq.
Nonvoting advisory member
Land Development Manager
Oregon Real Estate Agency
Equitable Center, Suite 100
530 Center St NE
Salem, OR 97301-3740
971-719-6319-; Fax: 503-373-7153
michael.b.hanifin@state.or.us

**CONDOMINIUM & HOA
WORKING GROUP
2022-2023**

Barbara Z. Kanz*

Special Projects Coordinator
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-684-4111; Fax: 503-598-7758
Cell: 971-719-5470
bzk@vf-law.com

Richard Thompson

Regensis
PO Box 19605
Portland, OR 97280
503-977-7974; Fax: 503-977-2816
rich@regensis.net

Rebecca Tom

Attorney at Law
Radler White Parks & Alexander
111 SW Columbia St., Suite 1100
Portland, OR 97204
971-634-0210; Fax: 971-634-0222
rtom@radlerwhite.com

A. Richard Vial

Former Member Oregon House of
Representatives
Of Counsel
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-957-2936; Fax: 503-598-7758
arv@vf-law.com

LIAISONS:

Community Associations Institute (CAI)

CAI Legislative Action Committee
Oregon Chapter

A. Richard Vial

**Oregon Washington Community
Association Managers (OWCAM)**

Gregory B. Coxey

Attorney at Law
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035
503-684-4111; Fax: 503-598-7758
gbc@vf-law.com

**Legislative Consultant (CAI &
OWCAM)**

Scott Barrie

The Barrie Hughes Group
187 High St., NE, Suite 216
Salem, OR 97301
503-781-0424; Fax: 503-588-8025
Cell: 503-781-0424
Scott@barriehughes.com

**Coordinating Member/Contact for questions
or information. Committee member/worked
with the committee (formed by the House
Interim Committee on Housing and Urban
Development) that recommended the
proposed Oregon Planned Community Act to
1981 Legislature.*

GENERAL BACKGROUND
Condominium Working Group
(AKA Condominium & HOA 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 have 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 a representative of the Community Associations Institute (CAI) Legislative Action Committee (LAC) and the chair of Oregon Washington Community Association Managers (OWCAM) Legal & Legislative Committee.