



OREGON
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

2025 CAI Oregon Legislative Session Report

Community Associations Institute (CAI)'s Oregon Legislative Action Committee (OR LAC) spent the 2025 legislative session advocating on behalf of the [approximately 580,000 Oregonians living in 234,500 homes in more than 4,100 community associations](#) across the state. Oregon's 2025 legislative session began on January 21 and concluded on June 27, adjourning two days early.

On May 15, OR LAC hosted a successful [pop-up event](#) at a local eatery, bringing management companies and board members together to present an update on the current legislative session and deliver info on how to get involved and support the LAC's work.

In Oregon, once legislation passes both chambers of the legislature, the governor must sign or veto legislation within 5 days of transmittal (excluding Saturday and Sunday), or it becomes law without their signature. For legislation transmitted to the governor within the last 5 days of the session, the governor must act within 30 days of adjournment (excluding Saturdays and Sundays), or the legislation becomes law without being signed. This session, CAI actively tracked nearly 80 pieces of legislation that either directly or indirectly impacted the community associations across Oregon. Below is a brief overview:

HB 3746 – CONSTRUCTION DEFECT LEGISLATION

OR LAC strongly **opposed** this legislation, which negatively affects both new and longtime homeowners in Oregon. This legislation strips homeowners across the state of the right to seek recovery for construction defects just 7 years after the work is done—whether pertaining to new development or a costly rehab. Under this legislation, there are no new standards for better construction. Just less liability for developers and more financial burdens for homeowners across the state.

LAC members testified in opposition to HB 3746 at committee hearings throughout the legislative session, consistently advocating for reforms to this harmful legislation. CAI also launched calls to action throughout the legislative session, urging advocates to reach out to their elected officials and urge them to oppose or significantly amend the legislation. In total, 263 Oregonians responded to CAI's calls to action around this legislation, reaching out to a total of 46 state legislators to express opposition. Governor Kotek also received 100 messages from 93 CAI advocates urging her to veto this harmful legislation after it passed both chambers of the legislature.



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Upon introduction, OR LAC opposed the bill due to several negative impacts on community associations and their residents, including but not limited to:

- **Severely restricting homeowners' ability to seek adequate remedies for construction defects in their communities.** Homeowners are prevented from taking necessary legal action, even if their homes or common areas suffer from significant defects.
- **Allowing problems to worsen.** Developers or contractors are allowed to make repairs that are merely cosmetic or inadequately address defects, without the ability for homeowners or associations to demand more comprehensive fixes. This "right to remedy" could leave defective issues unresolved, leading to long-term damage and serious safety concerns.
- **Mandating the use of alternative dispute resolution (ADR) prior to pursuing legal action,** potentially delaying the resolution of critical issues for extended periods, while shorting the statute of limitation to resolve these issues.
- **Disproportionately burdening communities that are already challenged by the logistics of managing collective decision-making.** Requiring a supermajority to take action places a disproportionate burden on communities that are already challenged by the logistics of managing collective decision-making. Community associations are often made up of diverse groups of residents, including absentee owners, renters, and those with limited ability to respond to official communications.
- **Removing current provisions that allow homeowners and associations to take legal action against negligent developers** Reducing the ability of homeowners to hold builders accountable will only serve to increase the financial burden on homeowners, as they may be forced to pay for repairs out of pocket, potentially through special assessments or by using reserve funds.

CAI and the OR LAC also launched an in-depth media campaign, successfully garnering attention to elucidate the potential harm of HB 3746. Examples of media pieces published on the topic can be found [here](#) and [here](#).

Despite CAI's advocacy efforts, HB 3746 ultimately became law in Oregon. Because the Governor failed to sign or veto the legislation within 5 days of transmittal, it automatically became law without her action.



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Status: Unsuccessfully became law due to Governor's Inaction.

HB 3144 – MANUFACTURED DWELLINGS OR PREFABRICATED STRUCTURES

OR LAC strongly **opposed** this legislation, which sought to void provisions in governing documents of community associations that prohibit or restrict the siting of manufactured dwellings or prefabricated structures, including accessory dwelling units (ADUs). This is in conflict with CAI's [public policy on ADUs](#), which states that CAI supports the rights of residential common interest communities to reasonably regulate the development and placement of accessory dwelling units within their communities.

While the intent of this bill may be to encourage affordable housing options, CAI's OR LAC believed the one-size-fits-all approach proposed in HB 3144 was overly broad and could have sweeping, negative consequences for community associations. Specifically, it forces communities to approve manufactured and prefabricated homes that may not fit the architectural integrity or character of the neighborhood, disrupting the carefully crafted agreements that homeowners have made through their governing documents.

The governing documents, which reflect the desires and agreements of homeowners, are vital in maintaining a community's identity and protecting the investments of all residents. By voiding these provisions that restrict manufactured homes, HB 3144 undermines the authority of community associations to maintain architectural standards and could lead to the approval of structures that are not aligned with the community's established vision.

CAI's OR LAC testified in opposition to this bill in front of the House Housing and Houseless Committee. Rather than imposing a blanket policy, they urged legislators to explore a more tailored approach that respects the autonomy of communities, and the agreements homeowners have made. Unfortunately, the legislation was not amended during the legislative process.

Status: Unsuccessfully became law. Chapter 274, (2025 Laws): Effective date January 1, 2026.

SB 59 - SPECIFIED PRODUCTION OF FOOD IN PLANNED COMMUNITIES

OR LAC **opposed** this legislation, which sought to void provisions in governing documents that prohibit gardening, hen-keeping, or beekeeping. While the intent behind the bill may have been to promote sustainable living practices, OR LAC was concerned that a blanket repeal of these provisions would be both impractical and detrimental to the integrity of



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common interest communities throughout Oregon. OR LAC testified in front of the Legislative Housing and Development Committee in opposition to this bill.

Homeowners choose to live in common interest communities with the understanding that there are specific governing provisions in place to protect property values, ensure safety, and maintain harmony within the community. One-size-fits-all solutions, such as the repeal proposed in SB 59, fail to recognize the diversity of needs, priorities, and risk factors present in these communities. These provisions often serve to prevent nuisances, manage insurance liabilities, and mitigate health risks. By eliminating these restrictions entirely, the bill would have placed undue strain on communities and potentially opened the door to conflicts, non-compliance, and increased insurance premiums.

Oregon law already provides for established procedures through which community associations can amend their governing documents. While the threshold for amendments may vary between communities, this process allows for local control and ensures that changes are made thoughtfully and in alignment with the interests of the entire community. SB 59 would have undermined this local control by imposing a statewide, sweeping change that fails to take into account the unique circumstances of individual communities.

Status: In committee upon adjournment.

HB 3545 – HOA AND CONDO ASSOCIATION ASSESSMENTS

OR LAC **opposed** this legislation, which sought to establish when homeowners and condominium association assessments accrue on property deeded to the county in the tax foreclosure process. This legislation would have provided a temporary exemption from assessments imposed by a homeowners association or by an association of condominium unit owners on foreclosed property that has been deeded to a county. Specifically, the legislation would have exempted property that has been deeded to a county for unpaid taxes from the association fees charged on a home or condo for no more than 6 months. In line with its [public policy on Effective Collection of Community Association Assessments](#), CAI opposes the intervention of federal, state, or local governments by statute, ordinance, or regulation in collection or oversight of collection of assessments from owners. OR LAC was primarily concerned with the financial strains that this legislation could cause for associations that had budgeted for the collection of a certain amount of assessments. The bill was not amended as per OR LAC's recommendations to state legislators.

Status: In committee upon adjournment.



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SB 75 – WILDFIRES

OR LAC [monitored](#) this legislation, which removes requirements related to wildfire hazards for purposes of developing an accessory dwelling unit on lands zoned for rural residential uses or a replacement dwelling on lands zoned for resource uses. As per its [public policy on ADUs](#), CAI recognizes that as each residential common interest community is unique, legislation should recognize the need for a particular community association to develop reasonable rules and regulations for accessory dwelling units consistent with that community's unique design, development, and operation. OR LAC monitored the bill and has concerns about the legislation's potential impact on insurability.

Status: Became law due to Governor's Inaction.

HB 2373 - TIMESHARES

OR LAC [monitored](#) this legislation, which sought to establish rules and regulations for timeshare sales agents in Oregon. OR LAC monitored the bill due to its potential to impact community associations in the future.

Status: Chapter 39, (2025 Laws): Effective date July 1, 2025.



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CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

[Join today!](#)

GET INVOLVED IN CAI OREGON ADVOCACY EFFORTS!

Track OR Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Oregon. To support their efforts, visit caionline.org/lacdonate and select “Oregon.”

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

CAI OR LAC and Chapter Contact Information:

[CAI Oregon Legislative Action Committee](#) - (888) 224-4321

[CAI Central Oregon Regional Chapter](#) - (541) 719-8224

[CAI Western Oregon Chapter](#) - (503) 941-6964