



2021 End of Legislative Session Update

Community Associations Institute's (CAI) Oregon Legislative Action Committee (OR LAC) was busy this legislative session. More than 2,500 bills were introduced, and the OR LAC monitored 27 bills directly effecting community associations. Below is a brief overview of bills of interest:

HB 2409, Relating to pesticide application within planned communities. OR LAC has closely worked with the sponsor of this bill to amend language to best serve Oregon communities associations. This bill prohibits homeowners associations from requiring application of pesticide on owner's property except as necessary for ecological or public health. It also requires an association to notify owners, upon the owner's request, prior to pesticide application on owners' property.

Status: Enacted; effective January 1, 2022

HB 3109, Relating to child-care facilities. OR LAC successfully advocated on behalf of the community association industry, working closely with the sponsor of this bill to remove condominiums from the initial restricts. This bill initially limited certain restrictions by local governments, planned communities and condominiums on use of property for child-care facilities.

Status: PASSED – Enacted with no significant changes to language regarding condominiums/planned communities; Effective September 25, 2021

HB 2534, Removing Discriminatory Language in Governing Documents OR LAC successfully advocated on behalf of the community association industry, actively supporting this legislative which requires homeowners associations and condominium associations to review governing documents and remove discriminatory language or certify the nonexistence of such language on or before December 31. This bill aligns with CAI's public policy allowing for an [amendment process to remove discriminatory restrictive covenants from association governing documents](#).

Status: PASSED –Signed by Governor and enacted May 21, 2021; effective September 25, 2021

HB 3322, Relating to producing food in planned communities. OR LAC advocated on behalf of the community association industry, working closely with the sponsor of this bill to amend this bill language to allow planned communities to create reasonable rules for bee keeping within their governing documents. This bill allows production of food in planned community by lot owners and their tenants.

Status: FAILED – passed House April 26, 2021, but failed in the Senate June 3, 2021

S 329, Relating to communities governed by declarations, declaring an emergency. OR LAC successfully pursued this legislation, which is one of CAI National's 2021 Advocacy Priorities, and are extremely excited to announce its passage this year. This bill allows homeowners and condominium associations to hold electronic meetings and makes changes to delivery of electronic notices. This bill declares emergency and is effective on passage.

Status: PASSED – Enacted June 10, 2021; effective September 25, 2021

SB 805, Relating to vertical homeownership structures; prescribing an effective date. OR LAC successfully advocated on behalf of the community association industry, working with industry stakeholders to protect communities' associations interests when it comes to construction defects.

Status: PASSED – Enacted June 7, 2021; effective September 25, 2021 without any implications to condominiums

For more information on the OR LAC's activities and community association legislation in Oregon, visit www.caionline.org/ORLAC.

YOUR ASSISTANCE IS NEEDED!

The CAI OR LAC relies on professional lobbying as a vital and integral part of the legislative process. As volunteers, CAI OR LAC members including homeowner leaders, community managers, and business partners, significantly rely on this highly effective professional representation. In addition to contributions from management companies and business partners, the CAI OR LAC needs your financial support to bolster their advocacy activities in 2022 and beyond. We encourage donations from Oregon community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to "Oregon" to support our continued efforts.

Oregon Contact Information

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