

2024 Legislative Session Report



OREGON
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

2024 CAI Oregon Legislative Session Report

The CAI Oregon Legislative Action Committee (LAC) actively advocated on behalf of the [approximately 565,000 Oregonians living in 228,000 homes in more than 3,980 community associations across the Beaver State](#) during the 2024 state legislative session. The Legislative session was quick and efficient in comparison to the last several years, beginning on February 5 and ending on March 7, 2024. With nearly 300 bills introduced and roughly a third passing through both chambers during the 32-day session. The short session focused on housing production, as this is a significant goal for the Governor. The session started with promise for significant investments in housing production strategies, with the introduction of the Governor's signature legislative proposal (SB 1537), however as happens with the legislative process the initial proposed \$500M investment was drastically reduced as it moved through both chambers to final passing.

Notably, the Oregon LAC held its first ever Legislative Advocacy Day on February 28, 2024, where LAC members and advocates spoke with lawmakers in Salem and helped educate them on the issues which matter most to community association homeowners, business partners, and managers.

There were 31 pieces of legislation that impact the HOA industry tracked by the committee, 14 of which passed and will become law. Below is a brief overview of the legislative highlights from the 2024 Oregon Legislative Assembly:

[SB 1537 Governor's Housing Funding Bill.](#)

Establishes Housing Production Accountability Office (HAPO) and directs review of infrastructure needs and one-time urban growth boundary expansion process usage and establishes a revolving loan fund for moderate-income housing.

Status: Passed and takes effect on the 91st day following adjournment (June 6, 2024).

[SB 1595 Related to protection of debt collection.](#)

Creates new provisions relating to unfair debt collection practices and increases certain exemptions from garnishment and execution. The committee submitted substantial testimony; the committee sought an exemption from this bill for HOA debt. The major concern was HOA assessments are not consumer debt and uncollectible or writing them off as bad debt increases the burden to the other

owners. The LAC was unsuccessful in an exemption; however, we will continue to monitor the impacts of these regulations and seek an exemption in future sessions.

Status: Passed and takes effect on passage. Effective April 4, 2024.

[SB 1586 Relating to unlawful housing discrimination.](#)

This bill removes an existing exemption to the state’s housing discrimination law. The current exemption applies to owner-occupied housing, and relates to gender identity, familial status, and sexual orientation.

Status: In Committee Upon Adjournment.

[HB 4048 Relating to housing; declaring an emergency.](#)

This bill is a housing package designed to spur the development of new housing in the state. This bill would have allowed local governments to waive current state codes relating to affordability, accessibility, fire code requirements, and other requirements, in order to approve 10 higher density mixed-income housing projects on land currently zoned for residential or mixed-use. It would have also allowed for local governments to adopt denser housing standards for sites adjacent to urban growth districts, including commonly owned properties, so long as the area selected meets certain requirements, including having an exception from statewide farmland and forest land requirements. Additionally, this bill would create a Housing Accountability and Production office, designed to help local jurisdictions reduce barriers to housing construction, and allow developers to seek specific remedies to see projects move forward.

Status: In Committee Upon Adjournment.

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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.

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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!

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