

**SENATE AMENDMENTS TO
HOUSE BILL 2486
(INCLUDING AMENDMENTS TO RESOLVE CONFLICTS)**

By COMMITTEE ON BUSINESS AND GENERAL GOVERNMENT

May 13

1 On page 1 of the printed bill, line 2, after “100.275” insert “and section 46, chapter 69, Oregon
2 Laws 2019 (Enrolled House Bill 2485)”.

3 On page 2, after line 14, insert:

4 **“SECTION 1a. If House Bill 2485 becomes law, section 1 of this 2019 Act (amending ORS
5 100.260) is repealed and ORS 100.260, as amended by section 42, chapter 69, Oregon Laws 2019
6 (Enrolled House Bill 2485), is amended to read:**

7 “100.260. (1) The Condominium Information Report required under ORS 100.250 (1)(a) must set
8 forth:

9 “(a) The name of the association;

10 “(b) The name of the condominium and the county in which the condominium is located;

11 “(c) The mailing address, including the street and number, if any, and county of the association;

12 “(d) The date the condominium declaration was recorded and the recording index numbers;

13 “(e) The name and residence or business address, including the street and number, of the person
14 designated as agent to receive service of process in cases provided in ORS 100.550 (1) and any other
15 legal proceeding relating to the condominium or association; and

16 “(f) The number and type of units as follows:

17 “No. _____ Living Units

18 “No. _____ Commercial/Office Units

19 “No. _____ Other (describe) _____

20 “ _____

21 “(2) The Annual Report required under ORS 100.250 (1)(b) must set forth:

22 “(a) The information required under subsection (1)(a), (b), (c) and (e) of this section;

23 “(b) The names and addresses of the secretary and the chairperson or president of the associ-
24 ation; and

25 “(c) If the designated agent is changed, a statement that the new agent has consented to the
26 appointment.

27 “(3) The amendment required under ORS 100.250 (1)(c) must set forth:

28 “(a) The name of the association as shown on the current records of the Real Estate Agency;

29 “(b) The name of the condominium and county in which the condominium is located;

30 “(c) A statement of the information as changed; and

31 “(d) If the current designated agent is to be changed, the name of the new designated agent and
32 residence or business address, including the street and number, and a statement that the new agent
33 has consented to the appointment.

34 “(4) The filing by the Real Estate Agency of an amendment that changes the designated agent

1 must terminate the existing designated agent on the effective date of the filing and establish the
2 newly appointed designated agent as that of the association.

3 “(5) The reports and amendment described in this section and an application for termination
4 described in ORS 100.280 must be made *[on forms]* **in a format** prescribed and furnished by the Real
5 Estate Agency and must be accompanied by the correct filing fee and shall:

6 “(a) Contain information current as of 30 days before delivery for filing;

7 “(b) Be executed by the *[designated agent and]* **declarant** until the turnover meeting *[by the*
8 *declarant]* and thereafter by the **secretary, president or chairperson of the** association;

9 “(c) State beneath or opposite the signature the name of the person and the capacity in which
10 the person signs; and

11 “(d) **As required or allowed by rule of the Real Estate Agency:**

12 “[*d*] (A) Contain any **necessary** additional identifying information *[that the Real Estate Agency*
13 *may require by rule.]; and*

14 “(B) **Be completed by electronic communications, including receipt of the filing fee.**

15 “**SECTION 1b.** If House Bill 2485 becomes law, section 46, chapter 69, Oregon Laws 2019 (En-
16 rolled House Bill 2485), is amended to read:

17 “**Sec. 46.** (1) Except as provided in subsection (2) of this section, sections 2, 12, 13, 19, 20 and
18 29 *[of this 2019 Act]*, **chapter 69, Oregon Laws 2019 (Enrolled House Bill 2485)**, and the amend-
19 ments to statutes by sections 3 to 10, 14 to 17, 21 to 27 and 30 to 45 *[of this 2019 Act]*, **chapter 69,**
20 **Oregon Laws 2019 (Enrolled House Bill 2485), and section 1a of this 2019 Act**, apply only to
21 instruments executed on or after the effective date of *[this 2019 Act]* **chapter 69, Oregon Laws 2019**
22 **(Enrolled House Bill 2485).**

23 “(2) The amendments to the references to the termination date specified in ORS 100.105 (2)(b)
24 in ORS 100.105 (3)(a) by section 3 *[of this 2019 Act]*, **chapter 69, Oregon Laws 2019 (Enrolled**
25 **House Bill 2485)**, refer to termination dates established by documents executed on, before or after
26 the effective date of *[this 2019 Act]* **chapter 69, Oregon Laws 2019 (Enrolled House Bill 2485).**”.