Common Ground
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OREGON QUARTERLY · FALL 2026

Oregon Condo Owners Update

Hello, Oregon condo owners! Each season we gather Oregon and national news that can affect your condo and its budget, plus a quick lesson on how condo ownership works. This fall: a new fire-safety law, a change to construction-defect claims, tougher lender rules for condos, and a flood insurance deadline. Questions and topic ideas are always welcome.

Fire-hardening law

SB 1551 limits rules that block fire-hardened materials. It doesn't name condos or shared roofs and siding.

Construction defects

Associations in newer communities now have 7 years, not 10, to sue over defects.

Lender rules

Fannie Mae will ask condos to save more in reserves starting January 4, 2027.

Flood insurance

Federal flood insurance stops selling new policies December 11 unless Congress extends it.

Quick quiz: A pipe bursts inside the wall between your unit and the hallway. Who fixes it?

1. Always the owner 2. Always the association 3. It depends
4. The city

The answer is inside.

Read it online

Desk

Maintenance
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Condo Care

Leaders Network

This is news, not legal advice. We share what's happening and where we read it. This mailer is the short version. The website has more detail and links to every source.

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Your Fall 2026 Oregon Condo Owners Update is inside.

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FALL 2026 AT A GLANCE From the September 22, 2026 update

In Oregon

Fire-hardening law (SB 1551). The law cancels recorded rules that ban fire-hardened building materials. It doesn't name condos or say how it works for shared roofs and siding, and its 90-day approval rule covers HOAs only. Your declaration says who controls the outside of your building. Source: Oregon Legislature

Faster rebuilding after a disaster (SB 1561). Starting January 1, 2027, cities and counties must approve rebuilding a home damaged or destroyed by a natural disaster, without treating it as a land-use decision, according to the bill. Source: Oregon Legislature

Wildfire map repealed (SB 83, 2025). The Legislature repealed the statewide wildfire hazard map. Home-hardening code rules now apply only to new construction, and the state offers a defensible-space model code that cities and counties can choose to adopt. Source: Oregon Legislature

Shorter window for defect claims (HB 3746). The bill gives associations in newer communities 7 years after completion, down from 10, to sue over construction defects. Source: Oregon Legislature

Did not pass: HB 4064. It would have had the county or the next buyer pay dues on units a county takes for unpaid taxes. For now, those dues usually fall to the other owners.
Source: Oregon Legislature

Gas tax increase did not pass. On May 19, 2026, voters turned down Referendum 120, 83% to 17%, so the gas tax increase and higher vehicle fees did not take effect. Why it matters: fuel and vehicle costs for contractors and vendors can show up in association budgets. Source: Oregon Secretary of State

Across the U.S.

Tougher condo lending rules. Starting January 4, 2027, Fannie Mae will want condo budgets to put at least 15% of dues into reserves, up from 10%, unless a recent reserve study supports the budget. Freddie Mac announced the same change. Buildings that don't meet the standards can be harder for buyers to get loans in, so ask your lender early.
Sources: Fannie Mae LL-2026-03, Freddie Mac Bulletin 2026-C

Boards no longer file federal ownership reports. FinCEN ended the reporting on August 11, 2026. A group of 21 state attorneys general, led by Oregon's, has filed a lawsuit challenging the new rule, so the outcome could affect whether reporting comes back.
Sources: FinCEN, court filing (Oregon v. Bessent)

Flood insurance deadline. Federal flood insurance runs only while Congress extends it, and the current extension ends December 11, 2026. If it isn't extended, current policies keep working, but no one can buy or renew one until Congress acts.
Source: Congressional Research Service

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How condo ownership works

- **You own two things.** Your unit, plus a shared share of the common elements: roofs, hallways, grounds, pipes, and structure.
- **Some shared parts are yours to use.** Balconies, parking spots, and storage lockers are often "limited common elements." Your declaration says who repairs them.
- **Dues are an ownership cost.** They pay for upkeep of what you co-own, and part goes into reserves for big repairs like roofs and siding.

Small things that help

- **Read the documents.** The declaration and bylaws say who takes care of what.
- **Check your insurance.** Compare your HO-6 policy to the master policy deductible.
- **Show up.** Board and annual meetings are where budgets and reserves get decided.
- **Ask early.** Selling or refinancing? Ask your lender if your building is approved.

Keep learning · Condo Ownership 101, The COA Decoded, and our Fannie Mae & Freddie Mac Guide are on commongroundleaders.com.

Quiz answer (quiz is on the cover): 3. It depends. Your declaration and bylaws say where your unit ends and the shared parts begin, and that usually decides who fixes it. Insurance often works the same way, so check your HO-6 policy and ask the board or manager. More at commongroundleaders.com/quiz.

More detail and sources online
commongroundleaders.com/oregon-quarterly
Call or text **(503) 360-0025**

We gather the news and say where it came from. This isn't legal, insurance, or money advice, and we're not telling you what any law means for your home. Every situation is different. For a question about your own unit, check your condo's governing documents, or talk with an Oregon attorney or insurance agent. Links to every source are in the online update.

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