



# Let's Build It Middle Housing Condominiums

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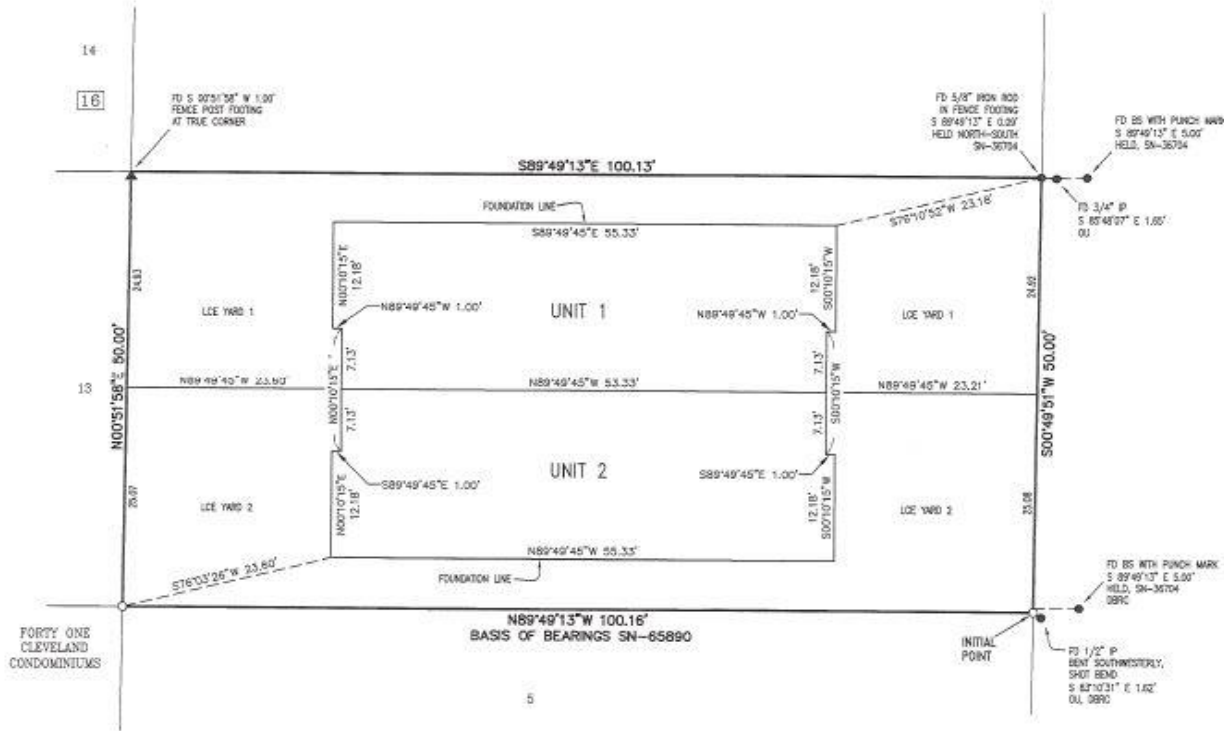
## Oregon Revised Statutes, Chapter 100 (Oregon Condo Act)

- Oregon Real Estate Agency Approval
- Condominium Surveyor (Plat)
- Unit Boundaries
- Common Elements
- Timeframe



DATE: APRIL 17, 2019

JOB NO. 5117-001 P:\5117-001 4205 NE RODNEY\5117-001 CONDO PLAT.DWG



**LEGEND**

- - FOUND MONUMENT AS NOTED
- - FOUND AND HELD 5/8" IRON ROD WITH YELLOW PLASTIC CAP YELLOW PLASTIC CAP MARKED "W.B. WELLS & ASSOC., INC." HELD PER SN 85890
- ▲ - FOUND AND HELD 5/8" IRON ROD WITH BLUE PLASTIC CAP BLUE PLASTIC CAP MARKED "W.B. WELLS OFFSET POINT" HELD PER SN 65890
- BS - BRASS SCREW
- DBRC - DESTROYED BY RECENT CONSTRUCTION
- P - IRON PIPE
- LCE - LIMITED COMMON ELEMENT
- OU - ORIGIN UNKNOWN
- SN - SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS

16 - BLOCK NUMBER

**INDEX**

- SHEET 1 - BOUNDARY, FOUNDATION, AND LCE LOCATIONS
- SHEET 2 - BUILDING ENVELOPES, BUILDING SECTIONS
- SHEET 3 - SURVEYOR'S CERTIFICATE, CERTIFICATE OF COMPLETION, NARRATIVE, DECLARATION, ACKNOWLEDGMENT, AND APPROVALS

**NOTES**

1. BUILDING CORNERS ARE PERPENDICULAR.
2. DIMENSIONS AND BUILDING TIES SHOWN ARE TO THE EXTERIOR PERIMETER OF THE FOUNDATION LINE OR TO THE CENTERLINE OF THE COMMON WALL.
3. ALL LIMITED COMMON ELEMENT LINES ARE PARALLEL WITH OR PERPENDICULAR TO THE BUILDING FOUNDATION LINES, EXCEPT ON BOUNDARY LINES.

FORTY ONE CLEVELAND CONDOMINIUMS

5



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

8-1-2019  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JANUARY 15, 2002  
 BRETT D. BEDORE  
 56832  
 EXPIRES 12-31-19

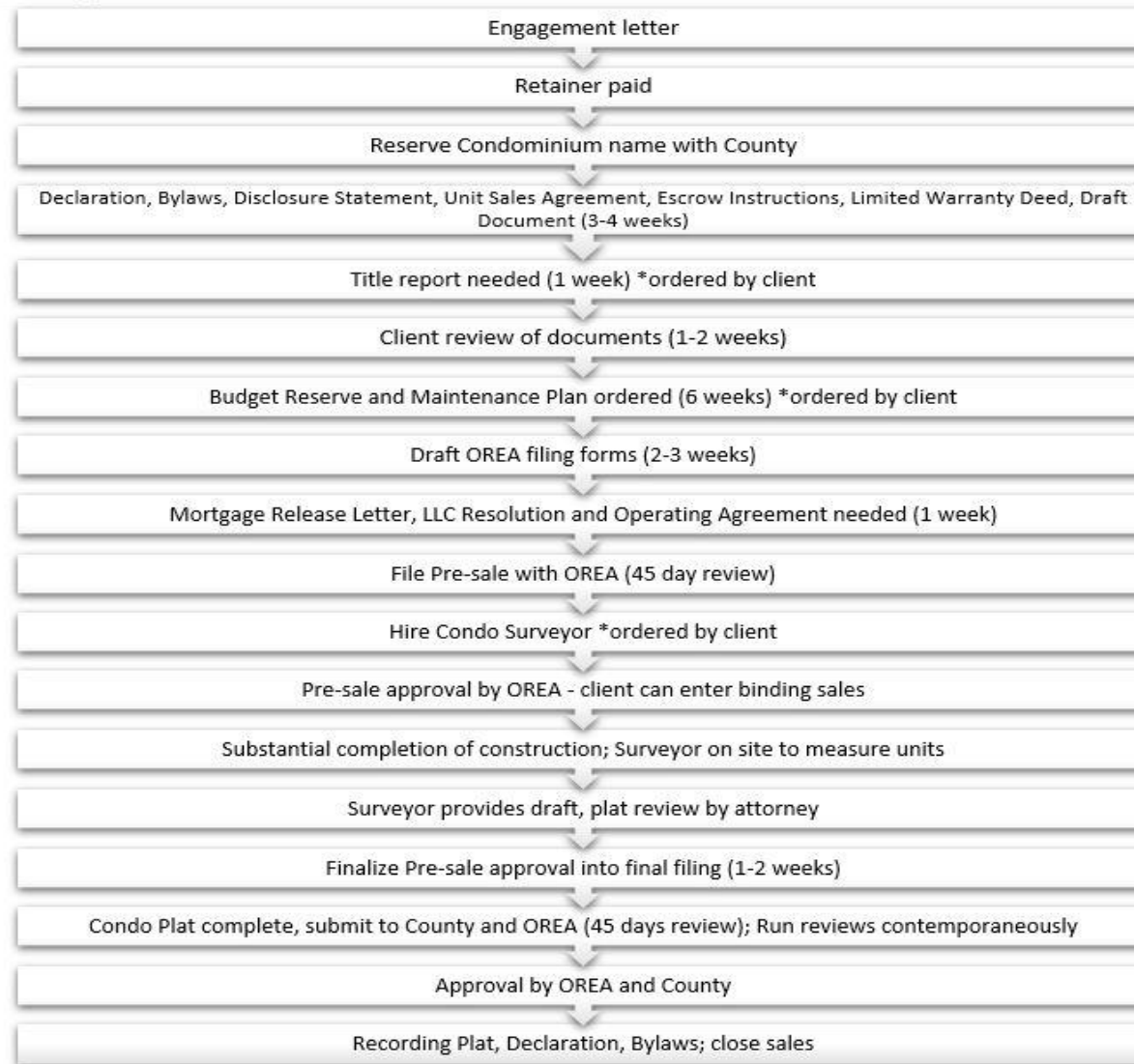


**W.B. WELLS and associates, inc.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 6130 NE 78TH COURT, #C-11  
 PORTLAND, OREGON 97218  
 PHONE: (503) 284-8886 FAX: (503) 284-8838  
 e-mail address: info@wbwells.com

SHEET 1 OF 3



# Condominium Timeline: Construction of Project



- If reserve study professional used, they take up to 6 weeks to get the report to you
- County usually takes longer than OREA to review Plat; OREA will not release approval until county signs off on Plat
- This timeline is for a basic condominium project without staging or variable property
- Clients need to hire their private surveyor well in advance (3-4 weeks) of needing them on site



# Why Condominiums?

- Allows for homeownership of middle housing vs. rentals
- Quicker than a land division in most jurisdictions
- Only option possible if one sewer/water line
- Usually less infrastructure costs
- SB 458 (land divisions) will not work on existing structures



# Why Condominiums for Middle Housing

- Allows more homeownership opportunities in more geographic areas:
- Where either rentals have previously dominated
- Where owning a home looked like single dwelling detached only
- Can act as a catalyst to support homeownership where housing type barriers have been removed



# Equity-Building Through Condominiums

- With a limited supply of land, stacking units will be increasingly common to utilize the land most efficiently
- Because land divisions aren't used on stacked dwelling units, condominiums will be the only option for homeownership for these units
- From a demographic equity perspective, if a household desires to own their home, any form of homeownership may be preferable than renting
- The more homeownership options there are at a variety of price points, the more housing choice aspiring homeowners will have

