

HB 2275 STAFF MEASURE SUMMARY

House Committee On Business and Labor

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Meeting Dates: 1/23, 1/28

WHAT THE MEASURE DOES:

Exempts from real estate licensing law any individual who is a hotelkeeper or innkeeper.

REVENUE: No revenue impact

FISCAL: No fiscal impact

ISSUES DISCUSSED:

- Oregon Real Estate Agency has never regulated transient lodging (i.e., vacation rentals)
- Whether other exemptions for "nonlicensed" individuals is problematic

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The Oregon Real Estate Agency licenses brokers, principal brokers, and property managers. State statutes provides 29 exemptions from real estate licensing laws, including nonlicensed individuals who are hotelkeepers or innkeepers. Prior to passage of Senate Bill 67 in 2017, any individual (licensed or unlicensed) who was a hotelkeeper or innkeeper was exempt from licensing requirements. Since it was not the intent of Senate Bill 67 (2017) to subject transient lodging to real estate licensing requirements, House Bill 2275 allows a licensee to engage in the rental of vacation units without the activity being subject to real estate licensing laws.