

HB 2703 A STAFF MEASURE SUMMARY

Carrier: Rep. Zika

House Committee On Housing**Action Date:** 03/18/21**Action:** Do pass with amendments. (Printed A-Eng.)**Vote:** 7-0-1-0**Yeas:** 7 - Campos, Fahey, Marsh, Meek, Morgan, Neron, Weber**Exc:** 1 - Zika**Fiscal:** No fiscal impact**Revenue:** No revenue impact**Prepared By:** Claire Adamsick, LPRO Analyst**Meeting Dates:** 1/26, 3/18**WHAT THE MEASURE DOES:**

Requires principal real estate brokers, real estate brokers, and property managers to complete a course on state and federal fair housing laws as part of a 30-hour continuing education requirement to renew or reactivate a license. Applies to real estate licenses renewed or reactivated on or after July 1, 2022. Declares emergency, effective July 1, 2021.

ISSUES DISCUSSED:

- Joint Task Force on Addressing Racial Disparities in Homeownership findings on barriers to first-time homebuyers, specifically BIPOC community members
- Fair Housing education as component of two-year continuing education requirement
- Allowing Real Estate Agency time to develop course material and inform applicants of requirement

EFFECT OF AMENDMENT:

Clarifies that new continuing education requirement is for a course on state and federal fair housing laws. Applies new continuing education requirement to those renewing or reactivating license on or after July 1, 2022. Declares emergency, effective July 1, 2021.

BACKGROUND:

To lawfully practice or advertise as a real estate professional in Oregon, a person must hold an active license issued by the Oregon Real Estate Agency. Licenses are renewed for 24-month terms, and prior to renewal the licensee must have completed 30 hours of continuing education courses during the two years preceding the renewal or reactivation of a license. Of those 30 hours, at least 3 hours must be in a course on recent changes in real estate law or rule.

Oregon statute distinguishes between three types of real estate licensees: real estate brokers, real estate property managers and principal real estate brokers.

The federal Fair Housing Act (1968) prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on a person's race, color, national origin, religion, sex, familial status, or physical or mental disability. Fair Housing laws more generally refer to federal, state and local laws that prohibit housing discrimination.

House Bill 2703 A specifies that all real estate licensees must complete a course on state and federal fair housing laws as a part of a 30-hour continuing education requirement during each two-year period prior to renewing or reactivating a license. It applies to real estate licenses renewed or reactivated on or after July 1, 2022.