

HB 2550 A STAFF MEASURE SUMMARY

Carrier: Rep. Meek

House Committee On Housing

Action Date: 04/08/21

Action: Do pass with amendments. (Printed A-Eng.)

Vote: 8-0-0-0

Yeas: 8 - Campos, Fahey, Marsh, Meek, Morgan, Neron, Weber, Zika

Fiscal: No fiscal impact

Revenue: No revenue impact

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 2/4, 4/8

WHAT THE MEASURE DOES:

Requires seller's agent to redact or withhold communication, other than customary documents in a real estate transaction, provided by buyer as necessary to help seller avoid selection of a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status, or familial status as prohibited by the federal Fair Housing Act.

ISSUES DISCUSSED:

- Role of implicit bias in decision-making about prospective home offer
- Historic discrimination in real estate transactions in Oregon
- Ability to identify local prospective homebuyer vs. out-of-state investor
- Educational emphasis within real estate industry on state and federal fair housing laws

EFFECT OF AMENDMENT:

Removes a buyer's source of income from seller's agent redaction requirements.

BACKGROUND:

Oregon law defines the obligations of real estate licensees, including disclosure, confidentiality, and other due diligence in a real estate transaction.

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 2550 A requires a seller's agent to redact or withhold communication provided by a prospective buyer as necessary to help the seller avoid the selection of a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status, or familial status as prohibited by the federal Fair Housing Act.