

Submitter: David Wall
On Behalf Of: mr Oregon Opposes HB 4103 as written
Committee: Senate Committee On Labor and Business
Measure: HB4103

Tuesday, [02.22.22]

I OPPOSE [HB 4103] as written.

Taken from the Text of [HB 4103], "...(3) A violation of any one of the provisions of ORS 696.505 to 696.590 is a Class A misdemeanor.

(4) Any person that violates ORS 696.020 (2) may be required by the Real Estate Commissioner to forfeit and pay to the General Fund of the State Treasury a civil penalty in an amount determined by the commissioner of: (a) Not less than [\$100] \$1,000 nor more than [\$500] \$2,500 for the first offense of unlicensed professional real estate activity; and(b) Not less than [\$500] \$2,500 nor more than [\$1,000] \$5,000 for the second and subsequent offenses of unlicensed professional real estate activity...."

***The damage a 'non-licensed person dabbling in and or intentionally misrepresenting his/her expertise in real estate transactions can wreak catastrophic economic and emotional damage to the victim of an 'illegal' real estate transaction.

***The Punishments should be 'swift, certain and severe'.

Consider:

Any and all offenses defined by the aforementioned ORS statutes should be a [FELONY] and NOT a [MISDEMEANOR].

The 'First Offense' should have a monetary fine of [\$10,000] and [JAIL TIME].

The 'Second Offense' and subsequent violations should have a monetary fine of [\$100,000] and [TRIPLE JAIL TIME].

David S. Wall
Mr. Oregon Concurr-'Nail the bast*rds to the wall'!