



Chair Pham, Vice-Chair Anderson, and members of the Senate Committee on Housing and Development,

Thank you for the opportunity to provide testimony in strong support of SB 462. For background, Oregon REALTORS® is an industry association comprised of roughly 18,000 members who work as real estate brokers, real estate principal brokers, real estate property managers, and affiliated industry professionals.

SB 462 would establish continuing education requirements for individuals employed by a local government, special district, or state agency who is involved in land use planning and decisions. Elected officials and employees of the Land Conservation and Development Commission and the Land Use Board of Appeals would be exempt from this requirement.

SB 462 is a commonsense bill. It would require continuing education standards by those directly involved in land use planning and land use decisions—just as the state requires for numerous other professions in Oregon. Just some of the professions that are required to complete continuing education include engineers, insurance adjusters, physical therapists, accountants, athletic trainers, counselors and therapists, real estate professionals, attorneys, and construction contractors. As this list implies, continuing education is required for professions which impact many key aspects of Oregonians' lives, including mental and physical health and safety, financial security, and even legal risk.

As such, it makes sense that those involved in land use should complete continuing education as well. Land use planning and decisions impact many—if not all—of these aspects of Oregonians' lives. If homes are built near a heavy industrial site that, there could be significant health impacts to those that live there. Or, if the highest and best use of a person's property is limited by a land use decision, it could impact their financial security.

Additionally, land use law in Oregon is highly complex and its various requirements change often. Two recent examples of substantial land use law changes are the the Climate-Friendly and Equitable Communities and Oregon Housing Needs Analysis programs, both of which have been adopted within just the last three years.

Since Oregon is in a severe housing supply and affordability crisis, it is critical that those involved in land use planning and land use decisions have a solid understanding of the basic economic principles of land development, the economic and societal benefits of property ownership and homeownership, the economic impacts of regulations, and the basic principles of Oregon's land use laws. SB 462 would ensure just that.

Oregon REALTORS® urges you to vote YES on SB 462.