

**REVENUE: No revenue impact**

**FISCAL: Minimal fiscal impact, no statement issued**

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<b>Action:</b>	Do Pass as Amended and Be Printed Engrossed
<b>Vote:</b>	8 - 0 - 2
<b>Yeas:</b>	Barton, Cameron, Edwards C., Esquivel, Matthews, Thatcher, Witt, Schaufler
<b>Nays:</b>	0
<b>Exc.:</b>	Holvey, Kennemer
<b>Prepared By:</b>	Theresa Van Winkle, Administrator
<b>Meeting Dates:</b>	5/20, 5/27

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**WHAT THE MEASURE DOES:** Requires all real estate broker and real estate property manager applicants to have either a high school diploma or equivalent certification. Establishes requirements for certifying real estate continuing education providers and for persons teaching real estate continuing education courses. Requires the Real Estate Agency to develop learning objectives and course topics for real estate continuing education courses.

**ISSUES DISCUSSED:**

- Rationale behind the requirement for a high school diploma
- Whether a current real estate broker or real estate property manager licensee must have a high school diploma when their license is renewed

**EFFECT OF COMMITTEE AMENDMENT:** Clarifies that a person cannot teach a real estate continuing education course if their professional or occupational license related to the course's topic has been revoked or suspended. Resolves conflicts with HB 2910-A.

**BACKGROUND:** The Oregon Association of Realtors and the Real Estate Agency established a task force in 2007 which focused on licensure and educational requirements for persons engaged in the real estate profession. SB 640-A is the result of the collaboration.

Currently, real estate licensees must complete 30 hours of continuing education every two years in order to renew an active license, with 15 hours in required topics and 15 hours in elective topics. SB 640-A maintains the 30-hour requirement but eliminates the category of elective topics and requires the Real Estate Agency to consult with real estate professionals and educators to develop a form for ensuring that licensees have completed the continuing education requirement, administrative rule for certifying real estate continuing education providers, and learning objectives for courses and course topics as the agency deems appropriate. The measure also requires a course of at least three hours on recent changes in real estate rule and law approved by the Real Estate Board and, for licensees that are renewing an active license for the first time, an advanced course in real estate practices.