

# House Bill 3099

Sponsored by Representative MEEK

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires principal real estate brokers to complete continuing education in brokerage practices to qualify for renewal of principal real estate broker license.

Sunsets, on June 30, 2020, continuing education requirement for principal real estate brokers who renew license prior to operative date of Act.

Takes effect on 91st day following adjournment sine die.

## A BILL FOR AN ACT

1  
2 Relating to real estate brokers; creating new provisions; amending ORS 696.174; and prescribing an  
3 effective date.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1.** ORS 696.174 is amended to read:

6 696.174. (1) To renew an active license, a real estate licensee must complete 30 hours of real  
7 estate continuing education courses that are eligible for credit under ORS 696.182 during the two  
8 years preceding the renewal. The 30 hours must include:

9 (a) At least three hours in a course on recent changes in real estate rule and law approved by  
10 the Real Estate Board; and

11 (b)(A) If the real estate broker is renewing an active license for the first time, an advanced  
12 course in real estate practices approved by the Real Estate Agency; [*or*]

13 (B) If a licensed real estate property manager is renewing an active license for the first time,  
14 an advanced course in property management practices approved by the agency; **or**

15 **(C) If a principal real estate broker is renewing an active principal real estate broker's**  
16 **license for the first time, an advanced course in brokerage practices approved by the**  
17 **agency.**

18 (2) The agency, in consultation with real estate professionals and educators, shall develop a form  
19 to ensure that a licensee has completed the number of hours required by subsection (1) of this sec-  
20 tion. A completed form must contain:

21 (a) The date, name and length of time of each course attended;

22 (b) The name of the real estate continuing education provider that offered the course;

23 (c) The name of the instructor who taught the course; and

24 (d) Any other information that the agency requires by rule.

25 (3) The agency may waive any portion of the requirements of this section for a licensee who  
26 submits satisfactory evidence that poor health or other circumstances beyond the licensee's control  
27 prevented the licensee from attending part or all of the continuing education courses required by  
28 subsection (1) of this section.

29 **SECTION 2. Notwithstanding ORS 696.174 (1)(b)(C), a licensed principal real estate broker**  
30 **who is renewing an active principal real estate broker's license for at least the second time**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted.  
New sections are in **boldfaced** type.

1 prior to the operative date specified in section 5 of this 2017 Act shall complete an advanced  
2 course in brokerage practices approved by the Real Estate Agency.

3 **SECTION 3.** Section 2 of this 2017 Act is repealed on June 30, 2020.

4 **SECTION 4.** The amendments to ORS 696.174 by section 1 of this 2017 Act apply to active  
5 principal real estate broker licenses renewed on or after the effective date of this 2017 Act.

6 **SECTION 5.** (1) Section 2 of this 2017 Act and the amendments to ORS 696.174 by section  
7 1 of this 2017 Act become operative on July 1, 2018.

8 (2) The Real Estate Agency may take any action before the operative date specified in  
9 subsection (1) of this section that is necessary to enable the agency to exercise, on or after  
10 the operative date specified in subsection (1) of this section, all of the duties, functions and  
11 powers conferred on the agency by section 2 of this 2017 Act and the amendments to ORS  
12 696.174 by section 1 of this 2017 Act.

13 **SECTION 6.** This 2017 Act takes effect on the 91st day after the date on which the 2017  
14 regular session of the Seventy-ninth Legislative Assembly adjourns sine die.

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