

House Bill 4048

Sponsored by Representatives ESQUIVEL, DOHERTY, Senator HANSELL; Representatives BARKER, GOMBERG, HOLVEY, Senator HASS (Pre-session filed.)

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 real estate continuing education courses before renewal or reactivation of license. Requires real estate brokers and real estate property managers to complete real estate continuing education courses before reactivation of license.

Takes effect on 91st day following adjournment sine die.

A BILL FOR AN ACT

1
2 Relating to real estate licensees; creating new provisions; amending ORS 696.174; and prescribing
3 an 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 **or to reactivate a license for the first time since the**
7 **license was renewed to an inactive status**, a real estate licensee must complete 30 hours of real
8 estate continuing education courses that are eligible for credit under ORS 696.182 during the two
9 years preceding the renewal **or reactivation**. The 30 hours must include:

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

12 (b)(A) If the real estate broker is renewing an active license for the first time **or reactivating**
13 **a license for the first time since renewing the license to an inactive status**, an advanced
14 course in real estate practices approved by the Real Estate Agency; *[or]*

15 (B) If a licensed real estate property manager is renewing an active license for the first time
16 **or reactivating a license for the first time since renewing the license to an inactive status**,
17 an advanced course in property management practices approved by the agency~~].~~; **or**

18 (C) **If a principal real estate broker is renewing an active license for the first time or**
19 **reactivating a license for the first time since renewing the license to an inactive status, but**
20 **has not previously completed an equivalent course, an advanced course in brokerage prac-**
21 **tices approved by the agency.**

22 (2) The agency, in consultation with real estate professionals and educators, shall develop a re-
23 porting format to ensure that a real estate licensee has completed the number of hours required by
24 subsection (1) of this section. The reporting format must include:

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

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

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

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

29 (3) The agency may waive any portion of the requirements of this section for a real estate
30 licensee who submits satisfactory evidence that poor health or other circumstances beyond the real

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 estate licensee's control prevented the real estate licensee from attending part or all of the contin-
2 uing education courses required by subsection (1) of this section.

3 **SECTION 2. The amendments to ORS 696.174 by section 1 of this 2018 Act first apply to**
4 **active principal real estate broker licenses that are renewed or reactivated on or after July**
5 **1, 2019.**

6 **SECTION 3. This 2018 Act takes effect on the 91st day after the date on which the 2018**
7 **regular session of the Seventy-ninth Legislative Assembly adjourns sine die.**

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