

## Real Estate Agency

	2015-17 Actual	2017-19 Legislatively Adopted	2017-19 Legislatively Approved *	2019-21 Current Service Level	2019-21 Governor's Budget
Other Funds	6,735,567	7,621,789	7,781,918	8,586,773	8,536,762
<b>Total Funds</b>	<b>6,735,567</b>	<b>7,621,789</b>	<b>7,781,918</b>	<b>8,586,773</b>	<b>8,536,762</b>
Positions	29	29	29	29	29
FTE	29.00	29.00	29.00	29.00	29.00

\* Includes Emergency Board and administrative actions through December 2018.

### Program Description

The Real Estate Agency is responsible for the education, licensing and enforcement of Oregon's real estate laws applicable to brokers, property managers, and real estate marketing organizations; licensing and regulation of escrow agents; and registration and reviews of campground contract brokers, subdivisions, timeshares, and condominium developments. The agency approves continuing education providers and develops requirements for its licensees, administers real estate examinations, audits licensees, and investigates complaints made concerning licensees and the agency. The agency supports the Real Estate Board, whose seven industry members and two public members are appointed by the Governor.

### CSL Summary and Issues

The Real Estate agency is proposing a current service level budget for the 2017-19 biennium. A licensing fee increase approved in 2017 enables the agency to continue its current level of operations with an ending balance equivalent to roughly 3.5 months of operating expenditures.

### Policy Issues

The number of real estate licensees has been rebuilding since the post-recession low of December 2012. There are now approximately 23,000 licensees, just 7% below the 2007 peak. Rising interest rates are tempering the increase in home prices, and the number of new licensees is expected to grow by 5%, to 25,000 by the end of the 2019-21 biennium.

The Governor's budget makes standard adjustments for Department of Administrative Services charges and Attorney General rates.

### Other Significant Issues and Background

The Real Estate Agency anticipates requesting investments in its on-line licensing system in the 2021-23 budget. The existing on-line system has been in place since 2012 and has streamlined agency licensing procedures, certifications, printing and postal costs, as well as drastically shortening license processing times. Existing constraints, evolving technology, and customer expectations are driving the evaluation of updated IT solutions.

The Real Estate Agency has one legislative concept to correct an inadvertent error in allowed exemptions for licensees. The concept is not anticipated to have a fiscal impact.

The Acting Real Estate Commissioner previously served as the agency's Deputy Commissioner.