

HB 2275 STAFF MEASURE SUMMARY

Carrier: Rep. Boshart Davis

House Committee On Business and Labor

Action Date: 01/28/19

Action: Do Pass.

Vote: 11-0-0-0

Yeas: 11 - Barker, Barreto, Boles, Bonham, Boshart Davis, Bynum, Clem, Doherty, Evans, Fahey, Holvey

Fiscal: No fiscal impact

Revenue: No revenue impact

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Meeting Dates: 1/23, 1/28

WHAT THE MEASURE DOES:

Exempts from real estate licensing law any individual who arranges rental of transient lodging in the course of business as a hotelkeeper or innkeeper.

ISSUES DISCUSSED:

- Oregon Real Estate Agency has never regulated transient lodging (i.e., vacation rentals)
- Whether other exemptions for "nonlicensed" individuals is problematic
- Whether exemption applies to all work a licensed individual performs or only work as hotelkeeper or innkeeper

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The Oregon Real Estate Agency licenses brokers, principal brokers, and property managers. State statutes provides 29 exemptions from real estate licensing laws, including nonlicensed individuals who are hotelkeepers or innkeepers. Prior to passage of Senate Bill 67 in 2017, any individual (licensed or unlicensed) who was a hotelkeeper or innkeeper was exempt from licensing requirements. Since it was not the intent of the 2017 legislation to subject transient lodging to real estate licensing requirements, House Bill 2275 allows a licensee to engage in the rental of vacation units without the activity being subject to real estate licensing laws.