

HB 2275 STAFF MEASURE SUMMARY

Carrier: Sen. Olsen

Senate Committee On Business and General Government

Action Date: 04/18/19
Action: Do pass.
Vote: 4-0-1-0
Yeas: 4 - Dembrow, Girod, Olsen, Riley
Exc: 1 - Hass
Fiscal: No fiscal impact
Revenue: No revenue impact
Prepared By: Tyler Larson, LPRO Analyst
Meeting Dates: 4/18

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:

- Process for developing 2017 legislation and subsequent discovery of error
- Need to restore license exemption for individuals who engage in the rental of transient lodging units

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The Oregon Real Estate Agency (OREA) licenses brokers, principal brokers, and property managers. State statutes provide 29 exemptions from real estate licensing laws, including nonlicensed individuals who are hotelkeepers or innkeepers.

In 2017, the Legislative Assembly enacted Senate Bill 67, which made technical changes to the statutes that govern OREA. One effect of the measure was to remove the individual license exemption for hotelkeepers or innkeepers. House Bill 2275 restores this exemption, allowing a licensee to engage in the rental of vacation units without the activity being subject to real estate licensing laws.