

House Bill 2275

Introduced and printed pursuant to House Rule 12.00. Pre-session filed (at the request of Governor Kate Brown for Real Estate Agency)

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**.

Adds certain individuals to list of persons exempt from real estate licensing law.

A BILL FOR AN ACT

Relating to persons exempt from real estate licensing law; amending ORS 696.030.

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

SECTION 1. ORS 696.030 is amended to read:

696.030. ORS 696.010 to 696.375, 696.392, 696.395 to 696.430, 696.490, 696.600 to 696.785, 696.990 and 696.995 do not apply to:

(1)(a) A nonlicensed individual who is a full-time employee of an owner of real estate and whose real estate activity:

(A) Involves only the real estate of the employer; and

(B)(i) Is incidental to the employee's normal, nonreal estate activities; or

(ii) Is the employee's principal activity, but the employer's principal activity or business is not the sale, exchange, lease option or acquisition of real estate.

(b) For the purpose of this subsection, "owner of real estate" means:

(A) A person who has a sole ownership interest in the real estate; or

(B) More than one person, each of whom has an ownership interest in the real estate, if the ownership interest is by survivorship, tenancy in common or tenancy by the entirety.

(2) A nonlicensed individual who acts as attorney in fact under a duly executed power of attorney from the owner or purchaser authorizing the supervision of the closing of or supervision of the performance of a contract for the sale, leasing or exchanging of real estate if the power of attorney was executed prior to July 1, 2002, in compliance with the requirements of law at the time of execution or if:

(a) The power of attorney is recorded in the office of the recording officer for the county in which the real estate is located;

(b) The power of attorney specifically describes the real estate; and

(c) The nonlicensed individual does not use the power of attorney as a device to engage in professional real estate activity without obtaining the necessary real estate license.

(3) A nonlicensed individual who acts as attorney in fact under a duly executed power of attorney in which the authorized agent is the spouse of the principal, or the child, grandchild, parent, grandparent, sibling, aunt, uncle, niece or nephew of the principal or of the spouse of the principal, authorizing real estate activity if the power of attorney is recorded in the office of the recording officer for the county in which the real estate to be sold, leased or exchanged is located.

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 (4) A nonlicensed individual who is an attorney at law rendering services in the performance
2 of duties as an attorney at law.

3 (5) A nonlicensed individual who acts in the nonlicensed individual's official capacity as a re-
4 ceiver, a conservator, a trustee in bankruptcy, a personal representative or a trustee, or a regular
5 salaried employee of the trustee, acting under a trust agreement, deed of trust or will.

6 (6) A nonlicensed individual who performs an act of professional real estate activity under order
7 of a court.

8 (7) A nonlicensed individual who is a regular full-time employee of a single corporation, part-
9 nership, association, limited liability company or nonlicensed individual owner of real property act-
10 ing for the corporation, partnership, association, limited liability company or nonlicensed individual
11 owner in the rental or management of the real property, but not in the sale, exchange, lease option
12 or purchase of the real property.

13 (8) A nonlicensed individual who is a registered professional engineer or architect rendering
14 services in performance of duties as a professional engineer or architect.

15 (9) A nonlicensed individual who is employed by a principal real estate broker engaged in the
16 management of rental real estate or by a licensed real estate property manager and who acts on
17 behalf of the principal real estate broker or licensed real estate property manager pursuant to a
18 written delegation of the principal real estate broker's or licensed real estate property manager's
19 authority, as provided by the agency by rule, if the real estate activity of the nonlicensed individual
20 is limited to:

- 21 (a) Negotiating rental or lease agreements;
- 22 (b) Checking tenant and credit references;
- 23 (c) Physically maintaining the real estate;
- 24 (d) Conducting tenant relations;
- 25 (e) Collecting the rent;
- 26 (f) Supervising the premises' managers;
- 27 (g) Discussing financial matters relating to the management of the real estate with the owner;

28 and

- 29 (h) Receiving and disbursing trust funds in a clients' trust account under ORS 696.241.

30 (10) A nonlicensed individual who sells or leases cemetery lots, parcels or units while engaged
31 in the disposition of human bodies under ORS 97.010 to 97.040, 97.110 to 97.450, 97.510 to 97.730,
32 97.810 to 97.920 and 97.990 or an employee of the nonlicensed individual performing similar activ-
33 ities.

34 (11) A nonlicensed individual who is a salaried employee of the State of Oregon, or any of its
35 political subdivisions, engaging in professional real estate activity as a part of such employment.

36 (12) A nonlicensed individual who analyzes or provides advice regarding permissible land use
37 alternatives, environmental impact, building and use permit procedures, development alternatives
38 or demographic market studies or who performs development management, or a regular full-time
39 employee of the nonlicensed individual performing similar activities. This exclusion does not apply
40 to marketing, procuring prospects, leasing or the handling of transactional negotiations for transfer
41 of an interest in real estate.

42 (13) [A *nonlicensed*] **An** individual who is a hotelkeeper or innkeeper as defined by ORS 699.005
43 arranging the rental of transient lodging at a hotel or inn in the course of business as a hotelkeeper
44 or innkeeper.

45 (14) A nonlicensed individual who is a travel agent arranging the rental of transient lodging at

1 a hotel or inn as defined in ORS 699.005 in the course of business as a travel agent for compen-
 2 sation. For the purpose of this subsection, “travel agent” means a person, and employees of the
 3 person, regularly representing and selling travel services to the public directly or through other
 4 travel agents.

5 (15) A nonlicensed individual who is a common carrier arranging the rental of transient lodging
 6 at a hotel or inn as defined in ORS 699.005 in the course of business as a common carrier. For the
 7 purpose of this subsection, “common carrier” means a person that transports or purports to be
 8 willing to transport individuals from place to place by rail, motor vehicle, boat or aircraft for hire,
 9 compensation or consideration.

10 (16) A nonlicensed individual who is a hotel representative arranging the rental of transient
 11 lodging at a hotel or inn as defined in ORS 699.005 in the course of business as a hotel represen-
 12 tative. For the purpose of this subsection, “hotel representative” means a person that provides res-
 13 ervations or sale services to independent hotels, airlines, steamship companies and government
 14 tourist agencies.

15 (17) A nonlicensed individual transferring or acquiring an interest in real estate owned or to
 16 be owned by the nonlicensed individual.

17 (18) A nonlicensed individual who is a general partner for a domestic or foreign limited part-
 18 nership duly registered and operating within this state under ORS chapter 70 engaging in the sale
 19 of limited partnership interests and the acquisition, sale, exchange, lease, transfer or management
 20 of the real estate of the limited partnership.

21 (19) A nonlicensed individual who is a membership camping contract broker or salesperson
 22 registered with the Real Estate Agency selling membership camping contracts.

23 (20) A nonlicensed individual who is a professional forester or farm manager engaging in prop-
 24 erty management activity on forestland or farmland when the activity is incidental to the nonreal
 25 estate duties involving overall management of forest or farm resources.

26 (21) A nonlicensed individual who is a registered investment adviser under the Investment Ad-
 27 visers Act of 1940, 15 U.S.C. 80b-1 et seq., rendering real estate investment services for the office
 28 of the State Treasurer or the Oregon Investment Council.

29 (22) A nonlicensed individual who refers a new tenant for compensation to a real estate licensee
 30 acting as the property manager for a residential building or facility while the nonlicensed individual
 31 resides in the building or facility or within six months after termination of the nonlicensed
 32 individual’s tenancy.

33 (23) A nonlicensed individual who gives an opinion in an administrative or judicial proceeding
 34 regarding the value of real estate for taxation or representing a taxpayer under ORS 305.230 or
 35 309.100.

36 (24) A nonlicensed individual acting as a paid fiduciary whose real estate activity is limited to
 37 negotiating a contract to obtain the services of a real estate licensee.

38 (25) A nonlicensed individual who is acting as a fiduciary under a court order, without regard
 39 to whether the court order specifically authorizes real estate activity.

40 (26) A nonlicensed individual who is a representative of a financial institution or trust company,
 41 as those terms are defined in ORS 706.008, that is attorney in fact under a duly executed power of
 42 attorney from the owner or purchaser authorizing real estate activity, if the power of attorney is
 43 recorded in the office of the county clerk for the county in which the real estate to be sold, leased
 44 or exchanged is located.

45 (27) A nonlicensed individual who is a member of a domestic or foreign limited liability company

1 duly registered and operating within this state under ORS chapter 63 and who is engaging in the
2 acquisition, sale, exchange, lease, transfer or management of the real estate of the limited liability
3 company if:

4 (a) The limited liability company is member-managed; or

5 (b) The limited liability company is manager-managed, and the nonlicensed individual is a man-
6 ager.

7 (28) A nonlicensed individual who is a partner in a partnership as defined in ORS 67.005 and
8 who is engaging in the acquisition, sale, exchange, lease, transfer or management of the real estate
9 of the partnership.

10 (29) A nonlicensed individual who is an officer or director of a domestic or foreign corporation
11 duly registered and operating within this state under ORS chapter 60 and who is engaging in the
12 acquisition, sale, exchange, lease, transfer or management of the real estate of the corporation.

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