

## **HB 2550 -1 STAFF MEASURE SUMMARY**

### **House Committee On Housing**

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**Prepared By:** Claire Adamsick, LPRO Analyst

**Meeting Dates:** 2/4, 4/8

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#### **WHAT THE MEASURE DOES:**

Requires seller's agent to redact or withhold communication provided by buyer as necessary to help seller avoid selection of a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status, familial status or source of income as prohibited by state and federal fair housing laws.

#### **ISSUES DISCUSSED:**

- Role of implicit bias in decision making about prospective home offer
- Historic discrimination in real estate transactions in Oregon
- Ability to identify local prospective homebuyer vs. out of state investor
- Educational emphasis within real estate industry on state and federal fair housing laws

#### **EFFECT OF AMENDMENT:**

-1 Removes a buyer's source of income from seller's agent redaction requirements.

#### **BACKGROUND:**

Oregon law defines the obligations of real estate licensees, including disclosure, confidentiality, and other due diligence in a real estate transaction.

The Federal Fair Housing Act (1968) prohibits discrimination in the sale, rental and financing of dwellings, and in other housing-related transactions, based on a person's race, color, national origin, religion, sex, familial status, or physical or mental disability. Fair Housing laws more generally refer to federal, state and local laws that prohibit housing discrimination.

House Bill 2550 requires a seller's agent to redact or withhold communication provided by a prospective buyer as necessary to help the seller avoid the selection of a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status, familial status, or source of income as prohibited by state and federal fair housing laws.