

A-Engrossed
House Bill 2703

Ordered by the House March 25
Including House Amendments dated March 25

Sponsored by Representative ZIKA; Representatives BREESE-IVERSON, LEIF, SMITH DB, WRIGHT (Pre-session filed.)

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.

Requires that real estate continuing education courses include information on **state and federal fair housing laws**.

Declares emergency, effective July 1, 2021.

A BILL FOR AN ACT

1
2 Relating to real estate continuing education courses; creating new provisions; amending ORS
3 696.174; and declaring an emergency.

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

5 **SECTION 1.** ORS 696.174 is amended to read:

6 696.174. (1) To renew an active license or to reactivate a license for the first time since the li-
7 cense was renewed to an inactive status, a real estate licensee must complete 30 hours of real estate
8 continuing education courses that are eligible for credit under ORS 696.182 during the two years
9 preceding the renewal or reactivation. The 30 hours must include:

10 (a) At least three hours in a course **approved by the Real Estate Board on state and federal**
11 **fair housing laws and** recent changes in real estate rule and law [*approved by the Real Estate*
12 *Board*]; and

13 (b)(A) If the real estate broker is renewing an active license for the first time or reactivating
14 a license for the first time since renewing the license to an inactive status, an advanced course in
15 real estate practices approved by the Real Estate Agency;

16 (B) If a licensed real estate property manager is renewing an active license for the first time
17 or reactivating a license for the first time since renewing the license to an inactive status, an ad-
18 vanced course in property management practices approved by the agency; or

19 (C) If a principal real estate broker is renewing an active license for the first time or reactivating
20 a license for the first time since renewing the license to an inactive status, an advanced
21 course in brokerage practices approved by the agency.

22 (2) The agency, in consultation with real estate professionals and educators, shall develop a re-
23 porting format to ensure that a real estate licensee has completed the number of hours required by
24 subsection (1) of this section. The reporting format must include:

25 (a) The date, name and length of time of each course attended;

26 (b) The name of the real estate continuing education provider that offered the course;

27 (c) The name of the instructor who taught the course; and

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 (d) Any other information that the agency requires by rule.

2 (3) The agency may waive any portion of the requirements of this section for a real estate
3 licensee who submits satisfactory evidence that poor health or other circumstances beyond the real
4 estate licensee's control prevented the real estate licensee from attending part or all of the contin-
5 uing education courses required by subsection (1) of this section.

6 **SECTION 2. The amendments to ORS 696.174 by section 1 of this 2021 Act first apply to**
7 **real estate licenses that are renewed or reactivated on or after July 1, 2022.**

8 **SECTION 3. This 2021 Act being necessary for the immediate preservation of the public**
9 **peace, health and safety, an emergency is declared to exist, and this 2021 Act takes effect**
10 **July 1, 2021.**

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