

**OREGON REAL ESTATE AGENCY**  
**COMMISSIONER'S BULLETIN**  
October 2007

**What's new at the Oregon Real Estate Agency?**

**QUESTION & ANSWER (Q&A) BOOK DISCONTINUED**

The Agency, with concurrence of the Real Estate Board, has decided to discontinue publishing the Questions & Answers in Real Estate when the current supply is depleted. Although helpful in preparing for the real estate broker exam, the book has not been updated since 2003. There are no plans to publish a new version.

**RULEMAKING NOTICES POSTED ON THE AGENCY WEBSITE**

Rulemaking notices have been published for reviews of Division 15 (licensing/brokerage) and Division 25 (property management) administrative rules and are posted on our website at [www.rea.state.or.us](http://www.rea.state.or.us). Public comments on the property management rules are due by April 1, 2008, and the licensing rules by July 18, 2008. Notices of public hearings to be held in 2008 will be posted to our website when published.

**RULE REVIEW WORK GROUPS MEETING**

The licensing/brokerage and property management rule review work groups are meeting regularly to review the current administrative rules in Divisions 15 and 25 and to develop rule and legislative concepts. Notices of the meetings are posted on our website [www.rea.state.or.us](http://www.rea.state.or.us).

**BACKGROUND CHECK RULES WORK GROUP**

This work group is assisting the Agency in developing new rules to implement 2005 House Bill 2157 authorizing criminal background checks on license applicants. Participating in the group are Rep. Sal Esquivel, Bob LaDu, John Zupan, Dave Koch, and Jim Whitney, all principal brokers. At their first meeting Assistant Attorney General Raul Ramirez explained the statutory authority and parameters for development of the rules. There is a perception in the market place that once the Agency has cleared an applicant through the current background check process that the individual has not committed a crime, which is not the case. The Agency is currently limited in the crimes it can consider in denying a license. The new rules will clarify the types of offenses and the periods of time that various criminal offenses can be considered in determining trustworthiness for licensing.

**REPORT ON REAL ESTATE BOARD MEETING IN MEDFORD**

The October 15 board meeting was held in Medford. At the conclusion of the meeting, Commissioner Bentley presented outgoing board members Bob LaDu, Victor Kee and John Zupan each with a certificate and letter of appreciation from the Governor. Also leaving the board is Maxine Ribera-Card, who was unable to attend the meeting. Following the meeting there was an informal question and answer period with members of the Rogue Valley Association of Realtors. We were glad to have visitors from the industry and encourage attendance at any of the board meetings. The dates for upcoming meetings can be found at [www.rea.state.or.us](http://www.rea.state.or.us).

**CORRECTED INFORMATION ON 2007 HOUSE BILL 2498**

The legislative summary published on our website and in the October 2007 *OREN-J* contains an error in the explanation of the bill. HB 2498 extends exemption from the Construction Contractors Board licensing to an owner who contracts with one or more licensed contractors to perform work on not more than **three** (not four as previously reported) residential structures of the owner within the same calendar year. The bill was originally introduced at four but was changed to three in the final amendments.

If you have any questions, please call us at 503-378-4170 or email us at [orea.info@state.or.us](mailto:orea.info@state.or.us).

*Gene Bentley*  
Commissioner  
Oregon Real Estate Agency