

Oregon Real Estate News-Journal

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Commissioner
Steve Strobe

Strobe Appointed New Real Estate Commissioner

Governor Kate Brown appointed Steve Strobe as Real Estate Commissioner. The Oregon State Senate subsequently confirmed the appointment on February 26.

Mr. Strobe brings over 18 years of real estate expertise to the position. He was first licensed in Wisconsin in 2001, and then in Oregon in 2008. Prior to real estate, he worked in the banking industry for over a decade in the Midwest, where he attended the University of Wisconsin – Milwaukee.

Mr. Strobe's extensive management and leadership experience includes managing a real estate brokerage and serving as 2018 President of the Oregon Association of Realtors. He is a recognized industry leader nationally, serving on the Housing Opportunity, Diversity, and Global Business and Alliances Committees for the National Association of Realtors.

Outside of the real estate world, Mr. Strobe has served on the board and executive committee of the Portland Gay Men's Chorus and as president of Portland Front-

*Please see **Commissioner** on page 5*

Meet the new Commissioner!

Free Continuing Education in Portland

Monday, April 1, 2019, at the Standard Insurance Center.

See [page 3](#) for details.



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Responsible for a Business?

Renew Your Registered Business Name Every Year

If you are the responsible licensee (principal broker or property manager) of a real estate or property management business, you must renew the registered business name with the Oregon Real Estate Agency each year.

Why do I have to renew the registered business name?

The 2017 Oregon Legislature passed Senate Bill 67 (Chapter 234, Oregon Laws 2017). This bill establishes registered business name renewals. The Agency implemented the yearly renewals January 2018.

Annual renewals help the Agency keep up-to-date and correct information on registered business names, such as address, associated licensees, and clients' trust accounts.

When do I renew the registered business name?

The Agency emails three renewal reminders to the responsible licensee in the month the registered business name expires.

Log into the eLicense account for the business to confirm the responsible licensee's email address and registered business name's renewal date.

I logged into eLicense, but there is no renewal option. Why?

First, did you receive a renewal email? You can only renew the registered business name during the month that it expires. Confirm the expiration date of the registered business name by conducting a search for the business in [License Lookup](#).

Second, make sure that you logged into the eLicense account for the registered business name *and not for your personal*

license. Use the login information in the renewal notice email.

Finally, some internet browsers will automatically fill in the login for you. This might log you into the last account you entered. Because you have at least two eLicense account logins (personal account and business account), you may have to delete the auto-filled information and then type the login information from the renewal email.

If you are sure that it is time to renew the registered business name and that you logged into the correct eLicense account, please contact the Agency for help.

Didn't I already renew?

Registered business name renewal is a new process, so it can be confusing. However, if the Agency sent you an email to renew your registered business name, it needs to be renewed.

Here are some things to consider:

- Did you renew the registered business name last year? Remember that the renewal is yearly. If you renewed last year, you have to do it again for this year and following years
- Did you renew the business registration with the Secretary of State? The requirement to renew your business registration with the Secretary of State *is different* from the requirement to renew your registered business name with the Agency. Both renewals are needed to maintain your business.
- Did you renew your real estate license? Your real estate license must be renewed every two years. This is a separate requirement from the registered business name renewal.

If you are sure that you renewed the registered business name for the current year, please contact the Agency for help. ■

Free Continuing Education in Portland

Two opportunities to get continuing education hours. Attendance for each section is limited to 100 people.

Real Estate Board Meeting

Meet Real Estate Board members, Oregon Real Estate Agency staff, and the new Real Estate Commissioner. Learn how the Board works. Receive up-to-date information from the Agency.

Attention: Violation Prevention

What are licensees getting into trouble for now? How can you prevent real estate law violations in your business? What can you do to protect your license? Learn the answers to these questions (and more!) directly from the Oregon Real Estate Agency. Regulation Manager Selina Barnes presents this popular continuing education class.

When: Monday, April 1, 2019
10 a.m. to 12:30 p.m. Real Estate Board Meeting
12:30 p.m. to 2 p.m. Lunch on you own
2 p.m. to 5 p.m. Attention: Violation Prevention

Where: [The Standard Insurance Center](#)
900 SW 5th Ave., Portland

How: RSVP to Leandra.Hagedorn@oregon.gov

- Include your name, license #, and which section(s) you will be attending ("Board meeting," "Attention: Violation Prevention," or both). *Attendance is limited to 100 people for each section.*
- Send one email per person; do not send multiple names in the same email.
- Confirmation email will be sent.

Who: Classes sponsored by the Oregon Real Estate Agency. Certificates issued by Portland Metropolitan Association of Realtors.

Have outstanding checks?

Property Managers Must Report Unclaimed Property

Are the same outstanding checks showing up each month in your clients' trust account reconciliations?

Then Oregon's Unclaimed Property Law may apply.

The Oregon Department of State Lands administers the state's unclaimed property law. They provide five steps on how to comply with the law.

Step 1: Check your records for unclaimed property to report. Unclaimed property is money that belongs to a person or entity that you cannot find.

For a clients' trust account, this is most likely an uncashed check for a returned security or cleaning deposit.

Step 2: Determine when you need to report the property to State Lands. In most cases, money held in a clients' trust account is considered unclaimed if you can't reach the owner for more than two years.

Step 3: Make an effort to find the owners of funds by letter, email, or phone. In your communications, you must tell the owners

that their money will be sent to State Lands if they don't respond. Your attempts to find the owner must be completed at least 60 days before you can file a report to State Lands.

Step 4: File your report and submit funds to State Lands between October 1 and November 1.

Step 5: Keep the records pertaining to your unclaimed property report for 6 years after the property management agreement associated with the unclaimed funds is terminated. These records must include your efforts to find the owners.

Note: This is a real estate license law requirement. It is different than the recordkeeping requirements for State Lands.

State Lands offers classes on how to comply with unclaimed property laws. Check the department's website at <http://www.oregonstatelands.us> for class schedules and other information. *Note: State Lands is not currently a certified continuing education provider; so these classes are not eligible for continuing education credit.* ■

*Contact the Oregon
Department of State Lands
for more information.
(503) 986-5200 or
dsl@dsl.state.or.us.*

Q&A about Code of Ethics Class

Q. Do I need Code of Ethics training?

A. The Code of Ethics training is not required to keep or renew your active Oregon real estate license. However, if you are a member of the National Association of Realtors (NAR), you may need it to maintain your membership. Contact [NAR](#) or the [Oregon Association of Realtors](#) for more information about the class and membership requirements. *The Oregon Real Estate Agency cannot assist you with questions about your Realtor membership.*

Q. Can I use a Code of Ethics class toward my continuing education requirement to renew my active license?

A. A completed Code of Ethics class can count for continuing education if:

- The class is offered by an [Agency-certified continuing education provider](#);
- The certified provider offers Oregon continuing education for the class; and
- The certified provider issues a certificate of attendance for Oregon. ■



Administrative Actions

The Oregon Real Estate Agency is required by law to publish disciplinary actions. The final order for each action can be viewed by clicking on the individual names listed below.

Please note that there are individuals with real estate licenses that may have similar or the same names as those listed below, even in the same market area. If you are in doubt if an individual listed here is someone you know or with whom you are working, please contact the Agency for verification.

Stipulated settlements do not necessarily reflect all the factual violations initially alleged by the Agency. Sanctions may have been adjusted as part of the negotiation process. Such settlement may not, therefore, directly compare in severity/sanction with other cases.

REPRIMAND

[Hoyer, Sherry Lee](#) (Bend) Property Manager 200702277. Stipulated order dated February 12, 2019.

[Leach, Jane](#) (Portland) Broker 201209864. Stipulated order dated December 14, 2018. ■

Agency's Food Drive Tradition Continues

The staff of the Oregon Real Estate Agency again participated in the annual Governor's State Employees Food Drive. It is the largest food drive benefiting the Oregon Food Bank Network.

During the month of February, Agency staff raised money by holding a potato bar lunch and a silent auction. Many staff also donated food and pledged payroll deductions.

Additionally, we are grateful for the donations made by Real Estate Board members.

We hope to beat our 2018 contribution, which equaled 6302 meals for food-insecure Oregonians.

If you'd like to help those who are hungry in your area, [contact your regional food bank](#). ■

Commissioner

Continued from page 1

runners. An avid runner, it was participating in the Newport Marathon that first introduced him and his partner to Oregon. They have been enjoying and exploring new trails ever since.

The confirmation fills the vacancy created by the retirement of Gene Bentley on July 7, 2018.

The Real Estate Commissioner provides leadership and policy direction to the Oregon Real Estate Agency. The Agency is responsible for the licensing and regulation of real estate brokers, property managers, real estate marketing organizations, and escrow agents. It also registers subdivisions, condominiums, timeshares, and membership campgrounds. ■

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OREGON REAL ESTATE AGENCY

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Steve Strobe, Commissioner

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The Oregon Real Estate News-Journal is published by the Oregon Real Estate Agency as an educational service to all real estate licensees in the state under the provisions of section 696.445 of the Oregon Revised Statutes.

Mesheal Heyman, Editor

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