

Law and Rule Required Course 2020-2021

For courses offered January 1, 2020 to December 31, 2021

OVERVIEW

This document provides the required and optional course content for the 3-hour Law and Rule Required Course (LARRC) approved by the Oregon Real Estate Board for the 2020-2021 biennium.

All active real estate licensees must take and complete LARRC from a certified continuing education provider to meet the requirement to take a 3-hour continuing education course on recent changes in real estate rule and law found in ORS 696.174.

This document will be posted on the Oregon Real Estate Agency's website at www.oregon.gov/rea.

HOW TO OFFER LARRC

A Certified Continuing Education Provider must meet all the [requirements and responsibilities of a LARRC provider](#), which includes:

- Notifying the Oregon Real Estate Agency that you will be offering the course. You do this by logging in to your eLicense account, if you have not done so before.
- Developing your LARRC course using this document.
 - Use the written learning objectives for the required course topics.
 - Write your own learning objectives for the optional topics that you may choose to include in your LARRC course.
- Ensuring that your LARRC course will take each licensee a minimum of 3 hours to complete. A break of no more than 10 minutes per hour of instruction may be allowed.
- Making sure your advertising and certificates of attendance indicate name of the course as the "Law and Rule Required Course 2020-2021." You may also use the abbreviation "LARRC" in addition to the full name of the course.
- Confirming that you have a completed and signed [Continuing Education Instructor Qualification Form](#) for each instructor teaching the course.
- Maintaining records as required in [OAR 863-020-0055](#).

COURSE CONTENT

The LARRC course content approved by the Oregon Real Estate Board has required course topics and optional course topics.

Required topics

The Oregon Real Estate Board selected the required topics from legislation passed by the 2019 Oregon Legislature that the Board felt would have the most impact on licensees. Learning objectives are provided.

Optional topics

The optional topics were compiled from legislation passed in the 2019 that the Board determined may have an effect on real estate licensees. Additionally, other topics were added that the Board feels may benefit real estate licensees.

Each continuing education provider is responsible for making sure that learning objectives are developed for each of the optional topics that the provider chooses to include in the LARRC offered by the provider.

Special Interest LARRC Classes

Certified continuing education providers may offer LARRC classes aimed at a specific type of licensee. Such classes must contain the required course topics, but may focus on optional topics approved by the Board that have a particular interest to licensees who manage rental real estate or are responsible for managing real estate companies (registered business names).

There is no requirement to offer such a course; the decision to offer a special interest LARRC course would be a business decision made by the provider.

A provider who chooses to create such a class must still name it on advertising and the certificates of attendance as "Law and Rule Required Course 2020-2021."

Law and Rule Required Course (LARRC)

Required Topics

Effective January 1, 2020 through December 31, 2021

HOUSE BILL 2001

<https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/HB2001/Enrolled>

Overview:

Requires cities with populations greater than 10,000, or within Metro, to allow duplexes in lands zoned for single-family dwellings within urban growth boundary.

Learning Objectives:

Upon completion of this course, the licensee will be able to:

- Define “duplex” and “middle housing.”
- Explain the requirement for duplex or middle housing in areas zoned for residential use.
- Explain population requirements.
- Define “urban growth boundary” as a land use planning line required by Oregon law that each Oregon city and metropolitan area has created around its perimeter to control urban expansion into farm and forest lands.
- Relate potential impact of sections 12 and 13 on amendments and enforceability of covenants, conditions and restrictions (CCRs).
- Explain affirmative duty to advise sellers and buyers to seek expert advice on matters related to a transaction that are beyond the licensee’s expertise per ORS 696.805(3)(e) and 696.810(3)(e).

SENATE BILL 454

<https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/SB454/Enrolled>

Overview:

Transfers administration of Uniform Disposition of Unclaimed Property Act, unclaimed estates and escheating funds from Department of State Lands to State Treasurer.

Learning Objectives:

Upon completion of this course, the licensee will be able to:

- Recall that unclaimed funds must be transferred to the Oregon Department of Treasury rather than State Lands beginning July 1, 2021. The most common type of unclaimed funds for real estate licensees is tenant security deposits.

SENATE BILL 534

<https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/SB534/Enrolled>

Overview:

Requires local governments to allow the development of at least one dwelling unit on each platted lot that is zoned to allow single-family dwellings within urban growth boundary of city with population greater than 25,000.

Learning Objectives:

Upon completion of this course, the licensee will be able to:

- Define “local government” per ORS 197.015(13).
- Explain the allowance for unit development on lots zoned for single-family dwellings.
- Explain local government approval exceptions.
- Recall local government population requirements subject to this law.

SENATE BILL 608

<https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/SB608/Enrolled>

Overview:

Prohibits landlord from terminating month-to-month tenancy without cause after 12 months of occupancy.

Learning Objectives:

Upon completion of this course, the licensee will be able to:

- Recall exceptions for certain tenancies on building or lot used by landlord as residence.
- Explain the requirements allowing landlords to terminate tenancy.
- Outline the exemptions to the law and landlord non-renewal allowances and terms.
- Explain timeline and amount limitations to rent increases.

Law and Rule Required Course (LARRC)

Optional Topics

Effective January 1, 2020 through December 31, 2021

In addition to the required course topics listed above, a certified continuing education provider may include the following subjects.

2019 OREGON LEGISLATION

[House Bill Number 2002](#)

Requires property owner subject to affordability restriction to provide more notice to Housing and Community Services Department and local governments before restrictions expire.

[House Bill Number 2006](#)

Appropriates moneys to Housing and Community Services Department for grants to support services and programs for families seeking or needing housing that have low or very low incomes.

[House Bill Number 2106](#)

Allows dog training classes to be conducted in farm buildings existing on January 1, 2019, within counties that adopted marginal lands provisions.

[House Number 2118](#)

Standardizes use of consumer price index for purposes of indexing values in statutes and session law.

[House Number 2225](#)

Defines "center of the subject tract" for siting certain permissible forest dwellings.

[House Bill Number 2285](#)

Clarifies receivership proceedings and reporting and notice requirements for residential properties that city or county determines are threat to public health, safety or welfare.

[House Bill Number 2306](#)

Requires city or county to issue residential building permits upon substantial completion of construction of public improvements in residential subdivisions.

[House Bill Number 2312](#)

Requires seller disclosure form to include warning regarding flood insurance.

[House Bill Number 2423](#)

Adopts Small Home Specialty Code to regulate construction of homes not more than 400 square feet in size.

[House Bill Number 2425](#)

Allows county clerk to record electronic record or record bearing electronic signature and to charge for electronic delivery of copies of records.

[House Bill Number 2459](#)

Permits person or agent of person that holds lien that encumbers real property to request statement from person that holds another lien that also encumbers same real property of amount that is necessary to pay off other lien.

[House Bill Number 2466](#)

Requires certain homeowners associations and all condominium unit owners associations to carry fidelity bond coverage, unless owners and board have elected otherwise in the preceding year.

[House Bill Number 2469](#)

Allows counties to approve second dwelling on forestlands within rural fire protection district near existing dwelling for owner or relative who supports owner's forestry practices.

[House Bill Number 2485](#)

Establishes procedures for adoption of restated declaration, restated assignment of use of limited common elements and restated bylaws by condominium association.

[House Bill Number 2486](#)

Allows Real Estate Agency to electronically facilitate condominium reporting process.

[House Bill Number 2530](#)

Requires persons who send or serve certain documents related to termination of tenancy, forcible entry or detainer and residential foreclosures to include certain information regarding assistance that may be available to veterans of armed forces.

[House Bill Number 2997](#)

Requires cities and counties to exempt certain CCRCs (continuing care retirement communities) from requirements to include affordable housing within development.

[House Bill Number 3024](#)

Prohibits county from considering property tax classification of dwellings that were previously removed, destroyed, demolished or converted to nonresidential uses when reviewing application for replacement dwelling on lands zoned for exclusive farm use.

[Senate Bill Number 262](#)

Extends sunset for property tax exemption for multiple-unit housing.

[Senate Bill Number 369](#)

Modifies definition of "substantial completion" for purposes of statute of limitation for action arising out of construction, alteration or repair of improvement to real property.

[Senate Bill Number 484](#)

Limits landlord to single applicant screening charge per 60-day period, per applicant applying to rent multiple dwelling units owned or managed by landlord.

[Senate Bill Number 873](#)

Allows defendant in eviction action to apply for order setting aside judgment.

[Senate Bill Number 970](#)

Limits applicable screening criteria for residential landlords.

ADDITIONAL OPTIONAL TOPICS

- eLicense (the Agency's online electronic licensing management system)
 - Adding or removing clients trust accounts.
 - Changing your legal name.
 - Registered Business Name renewal.
 - Transferring and inactivating a licensee.
 - Renewing your license.
- Review of recent administrative actions taken against licensees found in the [Oregon Real Estate News Journal](#).
- Advertising requirements ([OAR 863-015-0125](#)), including social media, internet advertising, and the use of a "common derivative" of a licensee's first name and the licensee's licensed last name when advertising. (Note: All licensees must be licensed using their legal name.)
- Any division of [Oregon Administrative Rules Chapter 863](#).
- Difference between statutes and rules.
- Role of the Oregon Real Estate Agency, including:
 - Education and examination for broker, principal broker and property manager licenses.
 - Licensing and regulation of real estate principal brokers, brokers, property managers and escrow and escrow agents.
 - Regulation of condominiums, timeshare and campground registrations, real estate marketing organizations, out of state subdivisions, and certain manufactured dwelling subdivisions.
 - Investigation of complaints against real estate licensees, escrow agents, and individuals conducting unlicensed professional real estate.
- Issues concerning radon, including information to alert potential buyers of one- and two- family dwellings.
- Fair Housing, including Oregon specific topics and resources for licensees.