



Oregon

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Law and Rule Required Course 2026-2027

For courses offered January 1, 2026, to December 31, 2027

OVERVIEW

This document provides the course content for the 2-hour Law and Rule Required Course (LARRC) approved by the Oregon Real Estate Board. All real estate licensees must take and complete LARRC from a certified continuing education provider to meet the requirement to take a 2-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](#), including:

- Notifying the Oregon Real Estate Agency 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 2 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 2026-2027." You may also use the abbreviation "LARRC 2026-2027."
- 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 required topics were developed from changes made to Oregon Revised Statutes Chapter 696 and Oregon Administrative Rules Chapter 863, as well as input from the Board, Oregon Real Estate Agency staff, and other stakeholders. Learning objectives have been provided.

Optional topics

The optional topics were compiled from legislation passed in the 2024 and 2025 sessions that the Board determined may have an effect on real estate licensees in Oregon. Additionally, other topics may be added that the Board feels may benefit real estate licensees. The topics were developed with input from the Board, Oregon Real Estate Agency staff, and other stakeholders.

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.

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 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 in advertising and on the certificates of attendance as "Law and Rule Required Course 2026-2027."

Law and Rule Required Course (LARRC)

Required Topics

Effective January 1, 2026, through December 31, 2027

[House Bill 2373](#)

Overview:

House Bill 2373 passed in 2025 and goes into effect January 1, 2026. This bill amends ORS 696 adding a new license specifically for timeshare real estate sales, distinct from existing real estate licenses. It includes provisions for licensing and supervisory requirements.

Learning Objectives:

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

- Define the role and responsibilities of a timeshare sales agent.
- Recognize the key licensing requirement of a timeshare sales agent, including:
 - Pre-licensing instruction of 14 hours.
 - Applicants must be at least 18 years old, pass a background check and complete an examination specific to timeshare sales, and pay an application fee.
 - Timeshare sales agents must renew their license every two years.
 - No continuing education, including the law and rule required course, is required at time of renewal.
- Identify the distinction between a timeshare sales agent license and a principal broker and broker license, including:
 - Timeshare sales agents are restricted to the timeshare sales only.
 - Brokers and principal brokers may continue to conduct timeshare sales.
 - Three years' experience as a timeshare sales agent does not meet the experience requirements to become a principal broker.
- Recognize that principal brokers are required to supervise all timeshare sales agents.
- Recall the exemption to timeshare licensing requirements as described in ORS 696.030(30) and (31).

[House Bill 4058](#)

Overview:

House Bill 4058 passed in 2024 and is currently in effect. Found in Oregon Laws 2024, Chapter 3, this bill regulates residential property wholesaling by requiring individuals who market and assign contracts for residential properties -without holding legal title- to register with the Oregon Real Estate Agency and meet disclosure requirements. This bill also introduces the mandatory written buyer representation agreement and restrictions on future right to list contracts.

Learning Objectives:

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

Wholesaling:

- Define Residential Property Wholesaling.
- Locate wholesaling rules in Oregon Administrative Rule 863 Division 17.
- Recall the registration requirements for individuals who are not already holding an Oregon real estate license, including:
 - The registrant must be 18 years or older, pass a background check, and pay a registration fee.
 - Certification that the registrant has a high school diploma or acceptable equivalent.
 - A list of all the business names used in conducting wholesaling activity, with evidence that all business names are authorized to do business in the state and registered with the Oregon Secretary of State.
- Recognize that registered wholesalers are required to renew annually.
- Recall the exemption to residential property wholesaling as described in Oregon Laws 2024, Chapter 3, Section 2.
- Locate required residential property wholesaler disclosures on the Agency website.
- Explain the requirements for written disclosure to all parties involved in a residential property wholesaling transactions, including disclosures to potential sellers, potential buyers, real estate agents, and in all advertising. Written disclosure must:
 - Be in writing, in 10-point bold type.
 - At minimum state the individual is a residential wholesaler, has only equitable interest in the property, does not hold legal title, and may not be a licensed broker.
 - Describe buyer and seller cancellation and termination rights.
- Recall that an Escrow agent may disburse earnest money or other deposits to the seller without the need for separate written instructions from the registered wholesaler if the wholesaler fails to provide disclosures to the seller before entering into the written contract.
- Recall that the registered wholesaler shall be liable for damages incurred by the buyer or seller if the wholesaler fails to provide written disclosure and the purchase and sales agreement is terminated as a result.
- Recall the Agency's right to investigate and discipline registrants and licensees for violations of wholesaling law and rule.
- Find where to look-up a residential property wholesaler on the Agency website.

Representation Agreements:

- Define Representation Agreement.
- Identify the requirements of a listing agreement, including:
 - An expiration date and the licensee's license number.
 - The name and contact information, including the phone number, of the principal broker responsible for the supervision of the broker.
 - State if the agreement is exclusive or nonexclusive.
 - Prohibited from subjecting the seller to the payment of two or more commissions for one sale if the seller lists the property with a subsequent broker or principal broker after the listing agreement expires or is terminated by mutual agreement.
 - Describe the legal obligations of a seller's agent as described in ORS 696.820.
 - May not enter into a listing agreement if the duration of the listing agreement exceeds 24 months.
 - Must be entered into before a real estate licensee begins efforts to find a buyer.
- Identify the requirements of a buyer representation agreement, including:

- The term of the agreement including the effective date and expiration date and the licensee's license number.
- The name and contact information, including the phone number, of the principal broker responsible for the supervision of the broker.
- The buyers general search criteria.
- An explanation on how the buyer's agent may be compensated.
- State if the agreement is exclusive or nonexclusive.
- Termination rights provisions for both the buyer and the licensee.
- Describe the legal obligations of a seller's agent as described in ORS 696.820.
- May not enter into a representation agreement if the duration of the agreement exceeds 24 months.
- Must be entered into before or as soon as reasonably practicable after, the licensee has commenced efforts to assist a buyer in purchasing real property.
- Identify what representation agreements are required when licensee is a disclosed limited agent.

Future Right to List:

- Define "future right to list contract."
- Identify "future right to list" restrictions.

[House Bill 3137](#)

Overview:

House Bill 3137 passed in 2025 and goes into effect January 1, 2026. This bill establishes a formal designation of "managing principal broker" responsible for maintaining the registered business name in the Agency's database. The bill mandates written supervisory agreements that include supervisory and control plans as well as succession planning. It also updates continuing education requirements, allows commission sharing with a nonprofit organization, introduces proficiency assessments for first active renewals, and formalizes disclosure requirements and rules for real estate teams.

Learning Objectives:

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

- Explain and define managing principal broker, principal broker, and broker. Recognizing that:
 - Only one managing principal broker identified per registered business name (RBN).
 - The managing principal broker is responsible for maintaining the RBN in eLicense.
 - Managing principal brokers hold a principal broker license.

Supervisory Agreements

- Define supervisory agreement and identify when a supervisory agreement is required.
- Recognize that only a managing principal broker or principal broker with a written supervisory agreement permitting the principal broker to supervise licensees may control or supervise a main office, branch office or portions of an office.
- Identify the Intracompany supervision and control requirements described in ORS 696.310. The supervisory agreement must include the following provisions:
 - If a principal broker, other than the managing principal broker, is responsible for the supervision of any associated broker, a written supervisory agreement between the

- managing principal broker and the principal broker accepting responsibility must be executed.
 - Succession planning is required to address scenarios where the managing principal broker becomes deceased or incapacitated or their license becomes inactive, expired, or associated with a different RBN.
 - Expressly state that the managing principal broker's responsibility for professional real estate activities of all real estate licensees associated with the RBN may not be limited by the supervisory agreement.
- Recall the managing principal broker's supervision and control requirements include the management of:
 - Professional real estate activities for all associates.
 - Use of all disclosure forms and contracts.
 - Document filing and storage.
 - Handling of client trust account funds.
 - Unlicensed assistants by associate brokers.
 - Education of associated brokers on federal, state and local laws relating to the practice of real estate.
 - Reviewing and inspecting documents that may have a material effect on the rights or obligations of a party to a transaction.
 - Ensuring all licensees associated with RBN hold an active real estate license before conducting any professional real estate activity.
- Recall that the managing principal broker may allocate some or all of their supervisory control to another principal broker(s), associated with the same RBN, under a written supervisory agreement.
- Recall that the managing principal broker is responsible for establishing a system for monitoring compliance of their associated brokers with statutes, rules, and the brokerage's policies, procedures and systems.
- Recognize that the managing principal broker is responsible for the acts of all associated brokers related to professional real estate activities while associated with the RBN.
- Recognize that failing to exercise reasonable supervision and control over the activities of associated licensees is grounds for discipline for managing principal brokers.

Continuing Education/Proficiency Assessment

- Recognize that to renew an active license or to reactivate a license for the first time since the licensee was renewed to an inactive status, a real estate licensee must complete 30 hours continuing education; at least 2 hours must be the Law and Rule Required Course (LARRC), and 2 hours must be on state and federal fair housing. Course learning objectives must be approved by the Real Estate Board.
- Recall that to renew an active license for the first time or to reactivate a license for the first time since the licensee renewed to an inactive status, a real estate licensee shall pass a proficiency assessment as part of the respective advanced practices course.

Real Estate Teams

- Define real estate teams.
- Identify the requirements of working in a real estate team, including:
 - A real estate team is a subdivision of the RBN in which they are associated. Advertising cannot state or imply that the real estate team is a separate legal entity from the RBN.

- The managing principal broker must approve the use of a team.
- Disclosure requirements before entering into a written representation or listing agreement.
- Supervisory requirements.
- Disclosed limited agency requirements.
- Recognize the advertising requirements for real estate teams as described in OAR 863-015-0125.

Commission Sharing

- Recall that a real estate licensee may share their compensation arising from a real estate transaction with a charitable organization that is tax exempt under section 501(c)(3) of the Internal Revenue Code.

[House Bill 3522](#)

Overview:

Oregon House Bill 3522 created a legal pathway for property owners to remove unauthorized occupants- commonly referred to as squatters- by providing a 24-hour written notice to vacate. Streamlining the process for reclaiming property and ensure legal clarity for landlords dealing with unauthorized occupancy.

Learning Objectives:

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

- Recall that Oregon law provides a statutory pathway for landlords to remove unauthorized occupants through a 24-hour notice process and should be prepared to refer clients to legal counsel as appropriate.

[Senate Bill 586](#)

Overview:

Senate Bill 586 allows landlords selling a rental unit to a buyer intending to reside there to offer the tenant one-month rent payment in exchange for reducing the notice period from 90 days to 60 days.

Learning Objectives:

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

- Recall this new option for allowing landlords to shorten the statutory *90-day notice* to 60 days by offering a one-month rent payment and be prepared to direct their client to legal counsel as appropriate.

Law and Rule Required Course (LARRC)

Optional Topics

Effective January 1, 2026, through December 31, 2027

The optional topics below were compiled from legislation passed in the 2024 and 2025 sessions that the Board determined may have an effect on real estate licensees in Oregon. The topics were developed with input from the Board, Oregon Real Estate Agency staff, and other stakeholders.

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2024-2025 OREGON LEGISLATION

[House Bill 3746](#)

Reduces the statute of repose for construction-defect claims in planned communities and condominiums from 10 years to 7 years, with an added one-year discovery period if defects surface in years six or seven.

[House Bill 2134](#)

The measure allows a tenant in a fixed-term tenancy to terminate their rental agreement early if their landlord has already given them the required 90-day notice that the tenancy will not continue past the fixed term, provided the tenant gives at least 30 days' written notice to the landlord.

[House Bill 3054](#)

This Act limits rent increases and sales constraints by a landlord in a home park or marina. Fixes at six percent maximum rent increase for rental spaces in a larger facility. Effective September 1, 2025.

[House Bill 3136](#)

Eliminates the restriction on the number of real estate professionals that can serve on city or county planning commissions, allowing more than two members engaged in real estate sales, development, or related activities if the commission has over five members.

[House Bill 3378](#)

Requires landlords to offer tenants a physical method of accessing their dwelling unit such as a key, fob, key card, or access code- for dwelling access in addition to any electronic access via smartphone or tablet. It also mandates working locks on all entrance doors and latches on windows.

[House Bill 3521](#)

Requires landlords to refund deposits to rental applicants within five business days if a rental agreement is not executed due to the landlord's failure to comply with the agreement or if the applicant rejects the agreement based on uninhabitability.

[Senate Bill 599](#)

Prohibits landlord and real estate professional from inquiring about or discriminating based on an applicant's or tenant's immigration or citizenship status. It bans requests for certain types of identification documentation, forbids disclosure or threat of disclosure of immigration status for improper purposes, and establishes civil

penalties for violations. Effective May 28, 2025.

[Senate Bill 973](#)

Focuses on publicly supported housing and requires landlords to provide tenants and applicants with advance notice of when affordability restrictions may be terminated.

[Senate Bill 1527](#)

Modifies the first-time home buyer savings account program by removing administrative barriers- such as the requirement for financial institutions to issue an annual certificate- simplifying account setup.

ADDITIONAL OPTIONAL TOPICS

- Review of recent administrative actions taken against licensees found in the [Oregon Real Estate News Journal](#).
- Review of recent articles found in the [Oregon Real Estate News Journal](#).
- Review of Oregon Administrative Rules chapter 863.
- Review the difference between statutes and rules.
- Review the role of the Oregon Real Estate Agency, including:
 - Education and examination for brokers, principal brokers and property managers.
 - 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 and escrow agents, and investigation of cases of unlicensed professional real estate activity.
 - The complaint process and what a licensee must provide when responding to a complaint.
- Issues concerning radon, including information to alert potential buyers of one- and two-family dwellings.