



Oregon

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Law and Rule Required Course 2024-2025

For courses offered January 1, 2024, to December 31, 2025

OVERVIEW

This document provides the course content for the 3-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 3-hour continuing education course on recent changes in real estate rule and law found in ORS696.174.

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 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 2024-2025." You may also use the abbreviation "LARRC 2024-2025."
- 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 Statute 696 and Oregon Administrative Rule 863, as well as input from Board, the 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 2023 session that the Board determined may have an effect on real estate licensees in Oregon. Additionally, other topics were added that the Board feels may benefit real estate licensees. The topics were developed with input from the Board, the 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 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 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 2024-2025."

Law and Rule Required Course (LARRC)

Required Topics

Effective January 1, 2024, through December 31, 2025

[Oregon Administrative Rule 863-015-0092](#)

Overview:

Oregon Administrative Rule Chapter 863-015-0092 (2), updated the 30-day response period to 10 business days. Effective 1/1/2022, licensees must provide the Oregon Real Estate Agency with the required clients' trust /account reconciliation review documents and information within 10 business days.

Learning Objectives:

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

- Explain that if a clients' trust account(s) is selected for review, the licensee must provide the requested documents within 10 business days.
- Recall that a real estate licensee engaged in property management may be required to pay a civil penalty of up to \$1,000 per day of violation, not exceeding \$10,000, if the licensee fails to produce records for inspection related to the management of rental real estate (see Oregon Revised Statute 696.990(6)(a)-(b)).

[House Bill 4103](#)

Overview:

House Bill 4103, passed in 2022, went into effect on January 1st, 2023. Oregon Revised Statute 696.990(4) increases civil penalties from not less than \$100 nor more than \$500 for the first offense of unlicensed professional real estate activity to no less than \$1,000 nor more than \$2,500. Additionally, civil penalties increased for subsequent offenses, for unlicensed activity, from not less than \$500 nor more than \$1,000 to not less than \$2,500 to nor more than \$5,000.

Learning Objectives:

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

- Explain that civil penalties have increased for unlicensed activities.
- Recall that each 30-day period of unlicensed activity constitutes a single offense when calculating civil penalties, as described in ORS 696.990(9).

[Oregon Revised Statute 696.805\(7\)](#)

Overview:

In 2021, the Oregon legislature enacted HB 2550, known as the "love letter" law. On March 4, 2022, the U.S. District Court for the District of Oregon issued a preliminary injunction enjoining enforcement of the law.

On May 11, 2022, the Court approved a [consent decree](#) which permanently prohibits enforcement of the law. In accord with the terms of the consent decree, the Oregon Real Estate Agency will not enforce HB

2550, codified at ORS 696.805(7).

Learning Objectives:

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

- Describe that Oregon Revised Statute 696.805(7) is still listed in statute, but is no longer enforceable.

FEDERAL AND STATE FAIR HOUSING LAWS (IMPLEMENTING HB 2703)

[Fair Housing Act](#)

Overview:

The purpose of fair housing laws and rules is to prevent discrimination of people on the basis of a protected class during a property transaction. Federal, state and local regulations prohibit brokers, sellers, lenders, and insurers from adopting discriminatory policies against people in protected classes.

The Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. In addition to the federal protected classes, the state of Oregon has included additional protected classes, and many local governments have included even more.

Learning Objectives:

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

- List the federal protected classes.
- Describe the history of discriminatory practices by regulators and industry professionals related to restricted covenants, redlining, blockbusting, and steering that led to the creation of the Fair Housing Act.
- Define blockbusting.
- Define redlining.
- Define steering.
- Define implicit bias.
- Define disparate impact.
- List Oregon's protected classes (source of income, domestic violence survivors, marital status, sexual orientation, and gender identity, see [Oregon Revised Statute \(ORS\) chapter 659A](#), [Oregon Administrative Rule chapter 839](#), and [ORS 90.445](#)) and compare with the federal protected classes.
- Identify when parties are exempt from the Fair Housing Act ([Federal Fair Housing Act Sec. 803\(b\)](#)).
- Describe the real estate property types covered in the Fair Housing Act ([Federal Fair Housing Act Sec. 803](#)).
- Explain fair housing advertising guidelines ([Federal Fair Housing Act Sec. 804\(c\)](#)).
- Understand under what circumstances reasonable accommodations and reasonable modifications are necessary to allow persons with disabilities to enjoy their housing ([Federal Fair Housing Act Sec. 804\(f\)\(3\)](#)).
- Understand the laws that govern protections from discrimination against disability at the federal level ([Federal Fair Housing Act Sec. 804](#)).
- Identify prohibited actions involving the sale and rental of housing under the Fair Housing Act ([Federal Fair Housing Act Sec. 804 through 806](#)):

- **Real Estate Transaction:**

Based on protected classes, an individual subject to fair housing laws, including Oregon real estate licensees, **cannot:**

- Refuse to sell or negotiate in the sale of housing.
- Falsely deny that housing is available for an inspection.
- Make housing unavailable.
- Indicate any preference, limitation, or discrimination within any statement, advertisement, or published notice.
- Discourage the purchase of a dwelling.

- **Property Management:**

Based on protected classes, an individual subject to fair housing laws, including Oregon real estate licensees, **cannot:**

- Discourage the rental of a dwelling.
- Refuse to rent or negotiate, in the rental of housing.
- Make housing unavailable.
- Set different terms, conditions or privileges for the rental of a dwelling.
- Provide a person different housing services or facilities.
- Indicate any preference, limitation or discrimination within any statement, advertisement, or published notice.
- Threaten, intimidate or interfere with a person's enjoyment of a dwelling. This includes visitors or associates of the tenant.
- Threaten an employee or agent with firing or other negative action for any legal, non-discriminating, pro-regulatory, effort to help someone rent a unit.
- Limit privileges, services or facilities of a dwelling.
- Fail or delay maintenance or repairs.
- Fail to investigate or address allegations that a tenant or group of tenants is harassing or threatening another tenant.
- Retaliate against a person who has made a complaint, testified, or in any way assisted with proceedings under the Fair Housing Act.

- **Rental Screening Process:**

Based on protected classes, an individual subject to fair housing laws, including Oregon real estate licensees, **cannot:**

- Use different qualification criteria or applications.
- Use different rental standard or procedures, such as income standards, application fees, credit analyses, or rental approval procedures or other requirements.

- Recognize prohibited actions relating to mortgage lending under the Fair Housing Act (Example: Refuse to make a mortgage loan or provide other financial assistance for a dwelling.)
- Review fair housing violation cases **for each** of the following categories: Religion, sex, familial status, disability, national origin, race/and or color).

Certified continuing education providers shall use case study examples located on the U.S. Department of Justice's website ([Civil Rights Division, Case Summaries](#)). Examples for each category include:

- **Religion:**

United States vs. Altmayer

- **Sex:**

United States v. Cao (D. Kan.)

- **Familial status:**

United States v. Carmer (D. Or.)

- **Disability:**
United States v. Christensen (E.D. Wash.)
- **Sex:**
United States v. Centanni (D. N.J.)
- **Race:**
United States v. City of Hesperia (C.D. Cal.)
- **Race:**
United States v. Ballis
- **Familial status:**
United States & FHCO v. Hadlock (D. Or.)
- **Disability:**
United States v. Montagne Development, Inc. (D. Or.)
- **National Origin:**
[SETTLEMENT AGREEMENT](#) BETWEEN THE UNITED STATES, MIDWEST FEDERATION OF AMERICAN SYRIAN-LEBANESE CLUBS, MARRIOTT INTERNATIONAL, INC., AND CITY CENTER DEVELOPMENT LIMITED PARTNERSHIP, D/B/A THE DES MOINES MARRIOTT

- Understand the two categories that fall under sexual harassment, quid pro quo and hostile environment.
- Review [House Bill 3443](#)
Prohibits landlords from terminating lease or taking other specified actions due to status of tenant as victim of bias crime. Establishes process for victim of bias crime to be released from lease without penalty.
- Recall Oregon Bureau of Labor & Industries (BOLI) is Oregon's governing agency that reviews complaints, regulates, and assesses civil penalties for fair housing violations.
- Understand that BOLI and the Oregon Real Estate Agency share complaint information and report findings regarding fair housing violations.
- Explain how to submit a fair housing complaint:
 - BOLI, Civil Rights Division ([here](#)).
 - U.S. Department of Housing and Urban Development ([here](#)).

Additional Resources:

U.S. Housing and Urban Development

- [Fair Housing Rights and Obligations](#)
- [Info for Real Estate Brokers and Agents](#)
- [Equal Housing Opportunities for Individual for Disabilities Overview](#)
- [Advertising and Marketing](#)
- [Memorandum on Guidance Regarding Advertisements Under § 804\(c\) of the Fair Housing Act](#)
- [Equal Housing Opportunity Graphics for Printing](#)
- [Fair Lending Guide](#)
- [Fair Housing Types of Housing Covered](#)

Oregon Bureau of Labor and Industries (BOLI)

- [Fair Housing Page](#)
- [Housing Discrimination Page](#)

Fair Housing Council of Oregon

- [Fair Housing Council of Oregon Home Page](#)
- [Information for Housing Providers](#)
- [Protected Classes in Oregon by City and County](#)

Law and Rule Required Course (LARRC)

Optional Topics

Effective January 1, 2024 through December 31, 2025

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

2023 OREGON LEGISLATION

[Senate Bill 599](#)

Requires landlord to allow dwelling to be used as family childcare home, subject to conditions.

[Senate Bill 611](#)

Modifies maximum allowable residential rent increase for affected units, from seven percent plus the September annual 12-month average change in Consumer Price Index (CPI), to the lesser of either 10 percent, or seven percent plus the CPI. Clarifies language limiting rent increases on tenancies, other than week-to-week tenancies, to not more than once in any 12-month period. Clarifies language applying rent increase limit to units from which tenant was evicted. Declares emergency, effective on passage.

[Senate Bill 644](#)

Changes the law so that rural ADUs may be developed before the map is published if they comply with the R327 Oregon Residential Specialty Code. After the map is published, an ADU must comply with this code if it is in an area identified as high or extreme wildfire risk.

[Senate Bill 702](#)

Requires appraisers to take education courses on state and federal fair housing laws and implicit bias, including racial bias, for appraiser certification or licensure and registration of appraiser assistants.

[Senate Bill 1013](#)

Requires county to allow rural parcel owners to site one recreational vehicle (RV) subject to residential rental agreement, provided: parcel is outside urban reserve and includes a single-family dwelling occupied solely as property owner's primary residence; no other dwelling units are sited on the property; the RV is owned or leased by the tenant; and property owner provides essential services to the RV. Defines "recreational vehicle" as having motive power and titled with the Oregon Department of Transportation (ODOT); and "rural area" as area zoned for rural residential use, or unincorporated residential-zoned land within urban growth boundary of a metropolitan service district. Allows county to require parcel owner to register RV siting with the county; enter written residential rental agreement with RV tenant; limit payment amount parcel owner may accept from tenant; and hold RV to county inspection and siting standards. Prohibits state agency from prohibiting placement or occupancy of RV solely on grounds it is an RV if it meets provisions of Act.

[Senate Bill 1069](#)

Allows electronic delivery of written notice to landlord or tenant, if allowed under written addendum to rental agreement which specifies electronic mail addresses each party agrees to send and receive electronic mail to and from. Provides language to which addendum must substantially adhere, including that addendum is voluntary. Allows electronic return of security deposit or prepaid rent upon termination of tenancy if tenant so requested after tenancy began.

[House Bill 2001](#)

Establishes the Oregon Housing Needs Analysis to calculate needed housing allocations and production targets for each city in Oregon with a population of 10,000 or more. It also allows for the use of housing acceleration agreements or enforcement orders for underperforming cities. Further, it requires cities to calculate and plan for development-ready lands and requires the Oregon Facilities Authority to finance infrastructure and predevelopment costs for moderate-income housing.

[House Bill 2680](#)

Requires landlord to refund screening charge within 30 days if the unit is filled prior to screening the applicant, or the landlord has not conducted or ordered any screening of the applicant before the applicant withdraws the application in writing.

[House Bill 2889](#)

Makes refinements to the Oregon Housing Needs Analysis (OHNA). It defines the term “development-ready lands” for the purposes of OHNA and allows new methods for cities to use when designating urban reserves.

[House Bill 3042](#)

Prohibits landlord or owners of formerly publicly supported housing from terminating a tenancy in the 3 years following withdrawal and prohibits them from providing rent increase notices more than once per calendar year. Allows Oregon Housing and Community Services the ability to assess up to a \$5,000 penalty for noncompliance and subsequently file a lien against the property for failure to pay.

[House Bill 3151](#)

Limits improvements that a landlord of a manufactured dwelling park may require of tenants.

[House Bill 3395](#)

Allows affordable housing on lands zoned for commercial uses within urban growth boundaries.

[House Bill 3164](#)

Makes permanent provisions conditionally allowing water right lease to split use of water between existing water right and in-stream water right within same year. Removes prohibition on leasing water right for split use for period of more than 10 years.

[Senate Bill 718](#)

Provides that year in which Governor declares that drought exists, or is likely to exist, within county does not count toward period of time for forfeiture of water right for nonuse for owner] holder of water right within county. Removes reference to repealed federal law.

ADDITIONAL OPTIONAL TOPICS

- How to conduct business using eLicense, the Agency's online electronic licensing management system, including:
 - Registering an alternative name for the purposes of advertising and the advertising requirements.
 - Adding or **removing** clients trust accounts
 - Changing your legal name
 - Registered Business Name Renewal
 - Transferring in and inactivating a licensee
 - Renewing your license
- 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.