



E-NEWS

MARCH 2018



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This month's edition of OAR E-News is chock-full of information to help Oregon REALTORS® succeed and **Raise the Bar** in our industry. You'll find a recap of the [2018 Legislative Session](#), a compelling [Legal Hotline Q&A](#), an update on state regulations and funding opportunities for wood smoke and septic systems, [can't-miss education opportunities](#), Troy Wilkerson's latest [Epic GRI Blog](#), and a slew of upcoming events – including [golfer registration](#) for the annual Driving it HOME tourney. Happy reading!

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OREGON
ASSOCIATION
OF REALTORS®

TOP OF THE NEWS

QUICK HITS TO GET YOU GOING

2018 SPRING GOVERNANCE MEETINGS

Find Your Way to Salem!

The 2018 OAR Spring Governance Meetings are scheduled for April 12-13 at the Salem Convention Center. Even if you're not on the Board, Executive Committee or one of our key or special committees, there are many other reasons to join us in Salem and lend your voice to the Association.

- Come a day early for the **Legislative Conference** to help shape OAR's agenda for the 2019 state legislative session.
- Celebrate the 2018 **REALTOR® of the Year** and local ROTY honorees at a special luncheon.
- Join **RPAC Major Investors** and would-be contributors for a fun and informative reception.
- Gain expert insight into timely issues affecting our industry at the lively **Principal Brokers Forum**.

For more information and to register or RSVP, go [here](#).

Fair Housing Turns 50!

April is national Fair Housing month, and this year marks the 50th anniversary of that landmark federal legislation aimed to eradicate discrimination in for-sale and rental housing and help ensure equal professional service to all.

We've created a **special web page** to commemorate this historic milestone, complete with several cool resources you can use with your brokerage, local association, or clients to mark the occasion.

Follow Troy's Epic GRI Blog!

OAR continues its commitment to the *Graduate, REALTOR® Institute* designation with nearly 50 courses in several locations statewide this year ... and a blog!

Follow Portland REALTOR® and OAR Professional Development Committee Chair **Troy Wilkerson** as he blogs his way to the GRI this year. Read Troy's latest post [here](#).

[Click here](#) for more information, locations and to register for GRI courses in 2018.



➡ **16,629**

OAR members as of February 28, 2018. Be sure to pay your 2018 dues through your local association to be counted!

ADVOCACY UPDATE

GOVERNMENT & POLITICAL AFFAIRS

Oregonians Win with Passage of First-Time Home Buyers Savings Accounts

The passage of House Bill 4007 established a First-Time Home Buyer Savings Account program statewide, allowing Oregonians to take a state tax deduction for money saved for a down payment and other related costs for their first home. The program takes effect on June 4, 2018 and applies to tax years beginning on or after January 1, 2019. Representative Alissa Keny-Guyer (D-Portland) and Senator Rod Monroe (D-Portland) championed the bill and helped gain bipartisan support. The legislation also included an increase in real estate document recording fees to \$60 per transaction, a compromise accepted by OAR's Government Affairs Committee to ensure the bill's passage. For additional details, go [here](#).

FOLLOW THE MONEY

The revenue generated by the \$40 increase in real estate document recording fees will fund various state housing programs, specifically:

76% Affordable housing development **14%** Down payment assistance **10%** Homeless program grants



What Shawn Says Shawn Cleave, OAR Government Affairs Director

Obviously, the passage of both HB 4007 and HB 4048 were victories for our industry. Despite the document recording fee increase that accompanied HB 4007, we effectively headed off a greater increase in 2019 and probably won't see those fees climb for several years. Both bills received bipartisan support, as lawmakers were impressed with our initiative to help make housing more affordable and improve our professionalism. While we did not support HB 3034 regarding rural residential ADUs, we didn't see it as an especially impactful solution to affordable housing. And we'll be monitoring HRJ 201 as a 2018 ballot measure. For more details and questions, please email me at scleave@oregonrealtors.org.

2018 Legislative Session Recap

The 2018 "short session" included a handful of bills with implications for real estate. Here's what the scoreboard read:

HB 4007: PASSED
Enacts tax-free first-time home buyer savings accounts (see more at left)

HB 4048: PASSED
Raises the Bar of continuing education for Principal Broker licensure

HB 3034: PASSED
Amends previous legislation to allow accessible dwelling units (ADUs) in rural residential areas

HJR 201: PASSED
Creates a 2018 ballot measure re: certain bonded indebtedness to finance affordable housing projects



60

2018 Oregon RPAC Major Investor commitments of at least \$1,000 through February. Make your 2018 pledge today at jpresley@oregonrealtors.org.



AROUND THE ASSOCIATION

OAR LEGAL HOTLINE Q&A

Subsequent Disclosures

Q: If there is a change to or subsequent version of the original Seller's Property Disclosure after a written offer is made, does the 5-day right of rescission restart?

See the Answer [here](#), and consider joining the OAR Legal Hotline to gain access to professional real estate legal advice via phone or email for a fraction of an attorney's fees. Click [here](#) for more info.

Crisis to Commission!

Our friends at LoanDepot are sponsoring two FREE classes for REALTORS® on the use of federal home renovation loan programs to turn fixer-uppers into desirable listings and sales:

- **Eugene: Tues., March 20.** 1:30-3:30pm, Valley River Inn. 2.0 CE hrs. [REGISTER](#)
- **Tigard: Weds., March 21.** 9:30-11:30am, The Grand Hotel at Bridgeport. 2.0 CE hrs. [REGISTER](#)

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INDUSTRY INSIGHTS, NEWS
YOU CAN USE, COOL STUFF!

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Can't-Miss Continuing Education

Lunch & Learn Webinar: March 20: *Heating Oil Tank Closures in Oregon.* Noon – 1pm. 1.0 CE credit hours. [REGISTER](#)

Webinar: April 18: *Marijuana in Real Estate Update.* 9:30 – 10:30am. 1.0 CE credit hours. [REGISTER](#)

April 2: **OREA Board Meeting.** Learn about your real estate agency; lunch included! 10am-1pm. Oregon State Bar Meeting Room, Tigard. 3.0 CE credit hours. Cost: \$20. [REGISTER](#)

April 2: **Attention: Violation Prevention!** Learn best practices to prevent potential OREA violations. 1:30pm – 4:30pm. Oregon State Bar Meeting Room, Tigard. 3.0 CE credit hours. Cost: \$30. [REGISTER](#)

GRI through mid-April

March 22: **Negotiations.** Learn & apply concepts in real estate scenarios. 9:00am – 4:00pm. Central Willamette Bank, Albany (WOAR). 6.0 CE credit hours. [REGISTER](#)

March 22: **Business Communication.** Sharpen your communication skills. 9:00am – 4:00pm. KCAR Conference Room, Klamath Falls. 6.0 CE credit hours. [REGISTER](#)

March 23: **Sellers.** How to acquire and maintain positive seller relationships. 9:00am – 4:00pm. Rogue Regency Inn, Medford (RVAR). 6.0 CE credit hours. [REGISTER](#)

April 12: **Technology.** All there is to know about using technology to prospect, market, and run your business. 9:00am – 4:00pm. East Oregonian Meeting Room, Pendleton (CBBOR). 6.0 CE credit hours. [REGISTER](#)

All 6.0 CE GRI courses cost \$99 for members/\$125 for non-members; 3.0 CE GRI courses cost \$49/\$79.

[CLICK HERE](#) for all educational opportunities from OAR.

AROUND THE ASSOCIATION

News to Use: Wood Smoke & Septic Systems Update

In recent sessions, the Oregon Legislature enacted laws that address the environmental impacts of solid-fuel (wood burning) smoke and on-site septic systems.

This legislation also established financial resources to help homeowners and business owners pay for the repair, replacement and/or abatement of non-compliant wood-burning and septic systems.

Why it Matters: The new laws can affect the property value and/or transactional terms of real property. Oregon REALTORS® can play an important role by guiding their clients to better understand the new laws and gain access to financial assistance, as needed.

For further details, go [here](#).



SAVE THESE DATES

April 11, 2018

2018 Legislative Conference

Join us in Salem to discuss ideas and determine OAR's strategy for the 2019 legislative session.

[REGISTER](#)

April 12-13, 2018

Spring Governance Meetings

Join fellow OAR leaders and staff to discuss progress and plot our course through 2018.

[MORE INFO / REGISTER](#)

April 12, 2018

Annual REALTOR® of the Year Luncheon

During the Spring Governance Meetings, celebrate and recognize a fellow Oregon REALTOR® for exemplary service and professionalism.

[MORE INFO / REGISTER](#)

Shop for Affordable Housing!

Shop Amazon and help the OAR Home Foundation support affordable housing programs in Oregon! Just click on the link below, select the HOME Foundation, and start shopping!



Now your support goes 3 times as far

From Mar 12 – 31, Amazon will triple the donation rate to 1.5% on your first eligible purchase at smile.amazon.com.

[amazon smile](https://smile.amazon.com)

GOLFERS WANTED!

Register **NOW** to play, compete for cool prizes & have tons of fun while supporting the OAR HOME Foundation and affordable housing in Oregon!



[REGISTER ONLINE](#)

DRIVING IT HOME

9TH ANNUAL GOLF TOURNAMENT



THURSDAY, JULY 19, 2018

LANGDON FARMS GOLF CLUB | AURORA, OREGON

AWESOME MEMBER BENEFITS

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REALTOR® Wednesdays!

Portland Employee Store pricing exclusively for OAR members and up to four (4) guests

EVERY WEDNESDAY! 10:00am – 7:00pm

Show your business card at the front desk to get a discount pass!
14100 NW Science Park Dr., Portland

OAR HOME FOUNDATION

Your Donations at Work!

On March 5, Maria Garcia Vergara and her daughter Marisol moved into their new 900-square-foot, two-bedroom home (pictured below) built by the Newberg Area Habitat for Humanity and funded in part by a grant from the OAR HOME Foundation.

Maria, a care home worker in Sherwood, and Marisol, a student at Portland State, put in more than 500 hours of sweat equity on the construction of their home and those of others.

A no-interest mortgage affords them a monthly payment lower than most families pay in rent, while the home's high standard of energy efficiency will also reduce monthly expenses.

Go [here](#) for details about the HOME Foundation and to donate.

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