



Legislative REPORT

2024





Session Overview



Before Oregon’s legislative session began on February 5, 2024, the Governor and legislative leaders made clear that housing would be a top priority of the five-week session. But housing was not the only focus of this year’s legislative session. Another topic of importance was reforming Measure 110 – the ballot measure approved by Oregon voters in November 2020 that decriminalized drug possession and sought to expand funding for and access to drug treatment services. Additionally, there was a substantial and unprecedented effort by the legislature and stakeholders to implement campaign finance reform. These Measure 110 reform (House Bill 4002) and campaign finance reform (HB 4024) efforts each bore fruit.

For Oregon REALTORS®, 2024 was one of the most successful legislative sessions in recent memory. We were highly effective in defending the interests of the real estate industry and achieved numerous policy wins! We will discuss each of these bills and many others in further detail later in this report, but some of the biggest successes include:

- **Senate Bills 1537 & 1530:** Governor Kotek’s 2024 housing production package that cuts red tape for housing development, invests in housing-related infrastructure and gives cities a one-time opportunity for a limited and expedited UGB expansion for needed housing.
- **House Bill 4058:** Protecting the industry and consumers by regulating residential property wholesaling; prohibiting long-term “Future Right To List” agreements; and requiring written agreements between real estate agents and their clients
- **Senate Bill 1527:** Expanding access to First-Time Home Buyer Savings Accounts
- **House Bill 4026:** Clarifying that Urban Growth Boundary Expansions are administrative decisions that can’t be referred to the voters

Additionally, Oregon REALTORS® added two new lobbyists to our team this year. Matt Markee and Thomas Cuomo from Markee & Associates joined our team in December and have since worked with lobbyist Jodi Hack, your staff team, and our advocacy committees to advance Oregon REALTORS®’ policy and political goals. Matt and Thomas have been great additions to our team, and we look forward to you meeting them (if you haven’t already). Welcome Matt and Thomas!

We hope that you find this report a helpful guide to the outcomes of the 2024 legislative session. Don’t hesitate to reach out to any member of the Oregon REALTORS® advocacy team with questions regarding the contents of this report. Many thanks once again to our Government Affairs Key Committee, members who submitted testimony and responded to Calls for Action, association staff, lobbyists, and everyone else who contributed to our successful efforts this session.

Sincerely,

Ashleigh Fordham – 2024 President, Oregon REALTORS®

“
2024 was one of the most successful legislative sessions for advocacy wins in recent memory.”



Government Affairs Key Committee Chair



“
I want to thank
the members
of Oregon
REALTORS®
for trusting
us with this
important work.”

This year, 260 policy bills were introduced for consideration by the Oregon Legislature. The Government Affairs Key Committee (GAKC), Oregon REALTORS® staff, and our lobbyists sorted through each of these bills, identified those which we supported, opposed, or needed to monitor, and then engaged with numerous bills in the legislative process as needed. Thanks to these efforts, we identified and prioritized 57 policy bills of importance to the real estate industry. This process is always a tremendous undertaking, and I want to thank every member of GAKC and our staff and lobbyists that participated in this effort.

Now, let’s get to the topic you’re all waiting for – our 2024 legislative wins!

At the start of the legislative session, we were opposed to four bills. House Bill (HB) 4126 would have repealed the prohibition on adoption of local rent control measures and House Joint Resolution (HJR) 201 would have referred to the Oregon voters a constitutional amendment allowing for a statewide property tax on all property located in the state. Additionally, Senate Bill (SB) 1559 would have exacerbated the housing production problems created by the recent Climate-Friendly & Equitable Communities Rules and SB 1586 would have applied anti-discrimination laws to any homeowner who rents out a single unoccupied room in their house. All four of these bills failed to pass.

In addition to successful defense against bad bills, we helped numerous good bill pass. Among these were SB 1537, Governor Kotek’s housing production, accountability, and land supply bill, and SB 1530, the corresponding budget bill to fund the programs in SB 1537. Also, two of our requested bills passed. Our requested bill this year was HB 4058, which does three things: 1) Regulates residential property wholesaling in Oregon; 2) Prohibits real estate licensees from entering into long-term contracts that require homeowners to use their services in the future; & 3) Requires real estate licensees to use written agreements with buyers and sellers for their services. Further, one of our requested bills from 2023 was reintroduced by the Senate Committee on Finance and Revenue. This bill, SB 1527, cuts red tape associated with First-Time Homebuyer Savings Accounts so that Oregonians can access these tax-advantaged savings tools at the financial institution of their choice.

On behalf of the Government Affairs Key Committee, I want to thank the members of Oregon REALTORS® for trusting us with this important work.

Sincerely,

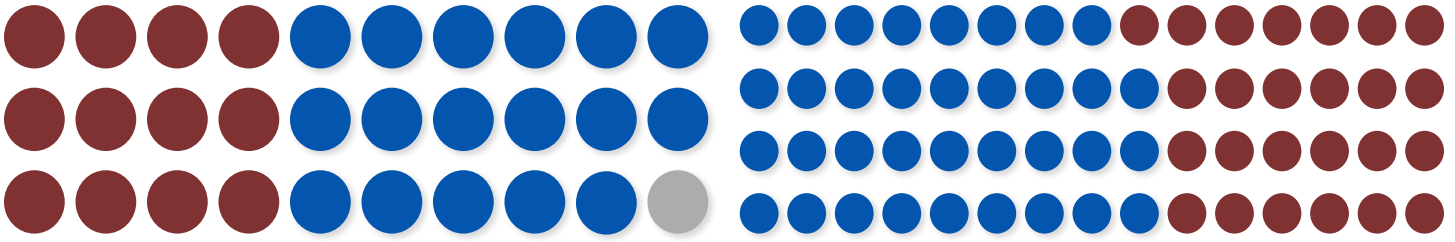
Robin Springer – 2024 Chair, Government Affairs Key Committee



2024 Oregon Legislature

SENATE

HOUSE



● Democrats – 17
 ● Republicans – 12
 ● Independents – 1

● Democrats – 35
 ● Republicans – 25



2024 Governor & Legislature Leadership



Governor
Tina Kotek



Senate Republican Leader
Tim Knopp



Senate President
Rob Wagner



House Majority Leader
Julie Fahey



House Speaker
Dan Rayfield



House Republican Leader
Jeff Helfrich



Senate Majority Leader
Kate Lieber



SB 1537 / SB 1530

Cutting Red Tape for Housing Production & Land Supply/ Program Funding

These two bills were the components of Governor Kotek's 2024 housing production package. SB 1537, the policy bill, took several important actions to address our state's housing crisis. This included the establishment of the Housing Accountability & Production Office (HAPO) to help local governments and developers streamline local development processes and ensure compliance with numerous housing laws. SB 1537 also helped to address the issue of land supply by allowing cities with demonstrated needs for both residential land and affordable housing to utilize to a one-time, optional urban growth boundary (UGB) expansion. Further, the bill addressed housing affordability by ensuring that at least 30% of all housing units developed in one of these potential expansion areas is legally restricted to be affordable.

SB 1530, the corresponding budget bill, funded numerous programs and initiatives established by SB 1537. In total, these two bills provided more than \$369 million in funding for various housing programs.

These bills were unquestionably big wins, but as you may have expected, these wins did not come easily. After Governor Kotek's HB 3414 failed by one vote on the final day of the 2023 legislative session, she began engaging with an extensive list of interested stakeholders to develop SB 1537. We thank Governor Kotek for her continued work to address Oregon's housing crisis. Negotiations over the details of the bill spanned more than seven months from the end of the 2023 session through the first weeks of the 2024 session. Compromises were made—as they should be in high stakes political negotiations—and while the final bill didn't contain everything we wanted, it will make a meaningful impact on housing production and passed the legislature with bipartisan support.

Instrumental in these negotiations was Oregon REALTORS® lobbyist Jodi Hack, who dedicated as much or more time to this bill's success than nearly any other person in the entire state. We are beyond grateful for Jodi's diligent work to ensure the bill will be effective and to secure its passage by the legislature this year. Thank you, Jodi!



Support



Passed





HB 4026

Ensures Urban Growth Boundary Expansions Can't Be Referred to The Ballot

Nearly 10 years ago, the City of North Plains initiated the process to expand its urban growth boundary (UGB) to accommodate needed housing and employment growth as required by law. In 2023, the city approved the ordinance to expand its UGB after going through the necessary and appropriate processes required by Oregon's land use laws. Environmental advocates stringently opposed this decision, and after the city approved the ordinance, began circulating an initiative to force the administratively approved UGB expansion to be decided by a vote of the residents of North Plains on the May 2024 ballot. This would have set a dangerous precedent – one that would have allowed any other UGB expansion to be referred to the ballot for final approval or rejection – further delaying the already time-intensive process to complete an expansion of a UGB.

HB 4026 prevents the North Plains ballot referral and future UGB expansion ballot referrals from occurring by clarifying that the decision to expand a UGB is administrative thereby precluding ballot referral of UGB expansions decisions.



Support



Passed

HB 4046

Allows Rural Homeowners to Build An Additional Home On Their Property For Family

This bill would have allowed a homeowner on a property outside of an urban growth boundary to site one additional single-family home on the tract of their home for use by certain members of their family.



Support



Died

HB 4134

Funds Specified Infrastructure Projects to Support Housing Production

This bill appropriates funding to the cities of Burns, McMinnville, Amity, and Toledo for various water, sewer, stormwater, and transportation infrastructure projects that are necessary to support the development of needed housing.



Support



Passed

SB 1564

Requires The Land Conservation & Development Commission (LCDC) To Adopt Housing & Urbanization Model Ordinances for Cities Of Various Sizes

SB 1564 directs LCDC to adopt three model ordinances with clear and objective standards for the development of various housing types within an urban growth boundary, including single-family detached housing, middle housing, accessory dwelling units, and multifamily housing, that may be readily adopted by a local government. One model ordinance will be developed for cities of each of the following populations sizes – less than 2,500; 2,500-25,000; greater than 25,000.



Support



Passed



HB 4042

Extends Oregon Industrial Site Readiness Program; Creates Industrial Site Loan Fund to Provide Financial Assistance To Industrial Land Projects

HB 4042 would have established the Industrial Site Loan Fund (ISLF) and authorized the Oregon Business Development Department to provide financial assistance from the ISLF to industrial projects. The bill also would have extended the sunset (scheduled end) date of the Oregon Industrial Site Readiness Program to December 31, 2029. Finally, it allowed businesses in semiconductor-related development to utilize the electronic commerce zone property tax exemption.



Support



Died

SB 1545

Expands Property Tax Relief for Certain Wildfires Victims

SB 1545 allows counties to provide homeowners who had their home destroyed by the September 2020 wildfires, and then rebuilt their home on the same lot, a specially assessed value on their new home equal to the destroyed home's real market value for the 2020-21 tax year. If the new home is bigger than the home destroyed, the specially assessed value only applies to the same square footage of the home that was destroyed. This was made retroactive to the 2021-22 tax year and requires refunds for overpayment since the 2021-22 tax year.



Support



Passed

SB 1527

Increases Access to First-Time Home Buyer Savings Accounts

This bill was the reintroduced version of one of our requested bills from last year (SB 825 in 2023). SB 1527 expands access to first-time homebuyer savings accounts, which allow Oregonians to save by removing financial institution (bank; credit union) red tape to offer the accounts. It allows any individual to establish a first-time homebuyer savings account at the financial institution of their choice. Oregon REALTORS® was the leading advocate behind the bill in 2018 that created first-time homebuyer savings accounts in Oregon. We were very excited to see this concept reintroduced and passed this year to make refinements to existing law that will expand access to this important homeownership tool. We thank REALTOR® and Senator Mark Meek for his leadership bringing forward and helping to pass this bill.



Support



Passed





HB 4007

Prevents The State from Collecting Taxes On Awards & Legal Fees Related To Wildfire Settlements

HB 4007 allows for an income tax subtraction for amounts received by a wildfire victim resulting from a related legal settlement. Further, the bill prevents the legal fees paid by a wildfire victim to their attorney from being taxed twice – once when the money is included in the award (which is considered a source of income for tax purposes) and again when it is considered as part of the attorney’s taxable income. It also makes this subtraction retroactive to tax years on or after 2018.



Support



Passed

HB 4016

Makes Changes to The Prescribed Fire Liability Pilot Program; Extends Application Deadline For The Fire Hardening Grant Program

HB 4016 directs the Department of Consumer & Business Services to reimburse certain claims under the Prescribed Fire Liability Pilot (PFLP) program and clarifies that a person may make a claim under another law instead of the PFLP program if they choose to do so. It also removes the 60-day post-incident period in which such a claim must be filed. Additionally, it extends the application deadline for the Fire Hardening Grant Program to December 31, 2025.



Monitor



Passed

SB 1517

Allows Urban Flood Safety & Water Quality District to Impose An Annual Property Tax Charge To Properties That The District Protects From Floods

The Urban Flood Safety & Water Quality District was established to protect lands in northern Multnomah County from flooding by implementing and maintaining the Columbia River levee system. Potential floods in this area pose a significant risk to the state due to the area’s economic importance. There is also significant cultural history in this area – the area where the Vanport Floods occurred in the mid-1900’s.

SB 1517 ensures that the Urban Flood Safety & Water Quality District is able to continually cover the cost of operating and maintaining its projects that protect lands within this floodplain. It allows the district’s board of directors to assess a charge on properties that it protects and adopt an ordinance that determines how the assessment will be allocated among property owners in the area.



Support



Passed

SB 1559

Amends Greenhouse Gas Emissions Reduction Goals in State Statute

While Oregon REALTORS® supports reasonable efforts to reduce greenhouse gas emissions, this bill would have updated the emissions reduction goals in the statute relied upon during the creation of the Climate-Friendly & Equitable Communities (CFEC) rules to determine the required vehicle miles traveled (VMT) reductions for cities. As housing production will likely be negatively impacted in many cities due to the VMT reduction requirements in the current rules, changing the statute to have more stringent targets would have further exacerbated the housing impacts of the CFEC rules.



Oppose



Died



HB 4058

Regulates Residential Property Wholesaling; Prohibits Long-Term Predatory Contracts; Requires Use of Written Representation Agreements For Real Estate Services

HB 4058, our requested bill for 2024, comes in part from our Business Issues Key Committee. The bill does three things: First, it regulates residential property wholesaling in Oregon. Wholesaling occurs when a “wholesaler” enters into a purchase contract with a property owner for one purchase price, then “flips” the contract to another buyer who is willing to pay more for the property without ever taking title to the property or making improvements.

Second, it prohibits real estate licensees from entering into long-term contracts that require homeowners to use their services in the future – often referred to as “future right to list agreements” or Non-Title-Recorded Agreements for Personal Services (NTRAPS). Some firms have locked homeowners into contracts that require the homeowner to list their home with the firm if the homeowner decides to sell at any time in the next 40 years, and these firms are winning large claims – sometimes in the tens of thousands of dollars – from homeowners for violations of these agreements.

Finally, HB 4058 requires real estate licensees to use written agreements with buyers and sellers for their services. Beginning January 1, 2025, real estate licensees representing buyers will be required to use a written representation agreement with their buyer clients and listing agents will be required to use written listing agreements with their seller clients. Buyer representation agreements must be in place before, or as soon as reasonably practicable after, the buyer’s agent commences efforts to assist the buyer in purchasing real property or in identifying real property for purchase. The bill also requires that these written agreements describe the legal duties that a real estate agent owes their client and limits their duration to a period of 24 months unless actively renewed by both parties. The bill also requires licensees to disclose to their client any compensation that will be shared between the listing agent and the buyer’s agent.

Thank you to the Business Issues Key Committee, our buyer representation agreement legislation workgroup, and all who were involved in the development and successful passage of this important bill!

Support Passed

HB 4055 / SB 1542

Increases Exemption & Filing Threshold Amounts for The Corporate Activity Tax

Under current law, a business is required to file a Corporate Activity Tax (CAT) return if their commercial activity for the year is more than \$1 million. If so, the business owes \$250 plus a 0.57% tax for taxable commercial activity over the established threshold. These bills, if passed, would have raised the filing threshold from \$1 million to \$5 million and created a tax exemption for certain reimbursed health care costs.

Support Died



HB 4126

Removes Prohibition on Local Government Adoption of Rent Control

Current law prohibits local governments from adopting and implementing any local policy that limits residential rent prices or price increases. This bill would have removed the prohibition on local residential rent control measures from being enacted.



Oppose



Died

SB 1501

Allows Long-Term Rent Assistance Fund Moneys to Be Used For Supportive Services To Those Experiencing, Or At Risk Of Experiencing, Homelessness

The Long-Term Rent Assistance Fund (LTRAF) was created to allow Oregon Housing & Community Services (OHCS) to provide long-term rent assistance to people under the age of 25 who are, or have recently been, homeless, incarcerated, or in certain care programs. SB 1501 expands the allowable use of LTRAF funds so that rent assistance can be provided to those at risk of homelessness, not just current or formerly homeless individuals.



Support



Passed

SB 1529

Allows Maximum Reimbursement Under the Housing Choice Landlord Guarantee Program To Be Increased By Rule; Allows Air Conditioners/Filters To Be Distributed Before Emergencies

SB 1529 does three things: First, it allows OHCS to increase the maximum allowable reimbursement under the Housing Choice Landlord Guarantee Program by rule to account for inflation. This ensures that the program remains a legitimate incentive for landlords to participate in. Second, it allows the Oregon Health Authority (OHA) to distribute air conditioners and air filters to eligible entities that provide the devices to eligible individuals before an anticipated emergency – instead of just during the emergency. Finally, it allows OHA to reimburse these entities for the cost of identifying eligible air conditioner or air filter recipients.



Support



Passed



HB 4024**Campaign Finance Reform – Establishes Contribution Limits; Increases Transparency**

Several proposed ballot measures that would limit campaign contributions were making progress towards qualifying for the November 2024 general election ballot. Due to concerns about the effects of these measures if passed on the ability of membership organizations to contribute meaningfully in the political process, the legislature and many involved stakeholders created a carefully negotiated campaign finance bill that ensures reasonable limits on campaign contributions while still allowing Oregonians to band together in membership organizations or small donor committees to make an impact on campaigns and elections. As a result of the measure's passage, the proponents of the ballot measures have agreed to halt their efforts to pass campaign finance reform at the ballot.



Support



Passed

HB 4131**Appropriates \$15 Million in Matching Funds for Individual Development Accounts**

Individual Development Accounts (IDAs) help certain low-income Oregonians save for major purchases such as their first home, a car, higher education, and more, by providing matching funds for the amounts independently saved by account holders. HB 4131 would have appropriated \$15 million to Oregon Housing & Community Services (OHCS) to increase the availability of these matching funds.



Support



Died





Bills Summary Table

Bill	Topic	Position	Outcome
HB 4007	<i>Protects wildfire victims from taxation of settlement awards</i>	Support	Passed
HB 4016	<i>Prescribed Fire Liability Pilot Program & Fire Hardening Grant Program</i>	Monitor	Passed
HB 4024	<i>Campaign finance reform</i>	Support	Passed
HB 4026	<i>UGB expansion decision ballot referrals</i>	Support	Passed
HB 4042	<i>Industrial Site Readiness Program & Industrial Site Loan Fund</i>	Support	Died
HB 4046	<i>Additional home on rural tracts for use by family member</i>	Support	Died
HB 4055/ SB 1542	<i>Corporate Activity Tax exemption & filing threshold amounts</i>	Support	Died
HB 4058	<i>Wholesalers, future right to list, written agreements for real estate services</i>	Support	Passed
HB 4126	<i>Local rent control</i>	Oppose	Died
HB 4131	<i>\$15M in matching funds for Individual Development Accounts</i>	Support	Died
HB 4134	<i>Specified infrastructure projects funding</i>	Support	Died
SB 1501	<i>Allowed uses of Long-Term Rent Assistance Fund moneys</i>	Support	Passed
SB 1517	<i>Urban Flood Safety & Water Quality District solvency</i>	Support	Passed
SB 1527	<i>Increased access to First-Time Homebuyer Savings Accounts</i>	Support	Passed
SB 1529	<i>Housing Choice Landlord Guarantee Program reimbursement</i>	Support	Passed
SB 1530	<i>Governor's Housing Production Budget Bill</i>	Support	Passed
SB 1537	<i>Governor's Housing Production Policy Bill</i>	Support	Passed
SB 1545	<i>Property Tax Relief For Certain Wildfires Victims</i>	Support	Passed
SB 1559	<i>Exacerbates housing production barrier in CFEC rules</i>	Oppose	Died
SB 1564	<i>Housing & urbanization model ordinances for cities by size</i>	Support	Passed