



OREGON
REALTORS®

Oregon REALTORS®
2025 YEAR IN REVIEW

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ASSOCIATION GOVERNANCE

Oregon REALTORS® continues to strengthen its governance framework to ensure transparency, accountability, and effective leadership at every level of the organization. This section highlights the actions and achievements of the Board of Directors, Executive Committee, and key governance bodies throughout the year, reflecting the Association's commitment to strategic oversight, ethical leadership, and member representation.



NOTE FROM 2025 PRESIDENT

DR. TONY KELLY

After a year in which REALTORS® demonstrated extraordinary resilience in the face of profound industry challenges, 2025 provided a welcome opportunity to return to the business of progress. It was a year defined by renewal and achievement, one that reaffirmed our collective capacity to lead, adapt, and advance the profession in service to Oregon's communities. Together, we elevated our standards, strengthened our governance, and shaped public policy outcomes that will benefit Oregonians for generations to come.

The 2025 legislative session was among the most active in Oregon's history, with lawmakers introducing 3,446 measures, the highest total in more than two decades. In this historic environment, Oregon REALTORS® stood at the forefront of two landmark accomplishments.

Through the Unlocking Homeownership Coalition, a partnership led by Oregon REALTORS®, the Oregon Home Builders Association, and Habitat for Humanity of Oregon, we helped secure passage of House Bill 2698. This first-in-the-nation policy establishes a statewide homeownership goal in statute. It represents an extraordinary step toward ensuring that homeownership remains an attainable aspiration for every Oregonian.

Equally transformative was the enactment of House Bill 3137, the most significant modernization of Oregon's real estate license law in decades. Effective January 1, 2026, this law formally creates the role of Managing Principal Broker, clearly defining supervisory duties, accountability, and professional standards. It mandates licensee proficiency assessments, clarifies supervisory agreements, and strengthens consumer protections. The legislation also authorizes charitable giving from licensee compensation and grants the Oregon Real Estate Agency authority to establish model rules for advertising, recordkeeping, and operational procedures. HB 3137 reflects a decisive investment in the integrity and professionalism of our industry, and Oregon REALTORS® played a pivotal role in shaping its final form.

Beyond the legislative arena, 2025 was a year of transformational progress within our own organization. Oregon REALTORS® voted to modernize its governance structure to enhance effectiveness, efficiency, competence, and business focus.

This strategic redesign, which will take effect in 2027, aligns our leadership framework with the evolving needs of the profession. The restructured Executive Committee will include the President, President-Elect, First Vice President (non-voting), Treasurer, Immediate Past President, and CEO (non-voting), supported by four Vice Presidents and four Vice Presidents-Elect who oversee defined portfolios in Advocacy, Association and Member Engagement, Business and Member Services, and Brokerage Engagement and Risk Management.

This model reinforces accountability, clarity, and connection. All positions on the Executive Committee are elected by the Board of Directors, ensuring broad representation and strong alignment with the interests of our members. Most notably, the addition of 26 Local Association Vice Presidents replaces the former District Vice President system, creating stronger two-way communication between state and local associations and ensuring that regional perspectives directly inform statewide decision-making. In every respect, this governance evolution reflects our shared commitment to transparency, professionalism, and member-driven leadership.

As we reflect on the progress of the past year, we do so with profound gratitude for our volunteer leaders and the Oregon REALTORS® staff whose dedication and expertise make our success possible. I especially want to thank our Executive Team, our Committee Chairs, and the members of the Governance Restructure Presidential Advisory Group for their vision, perseverance, and leadership in guiding this important transformation. The challenges of recent years have reminded us that our strength lies not only in our adaptability but also in our shared purpose. Together, we are building a stronger profession and a brighter housing future for Oregon.

It has been a profound privilege to serve as your President in 2025, and I am deeply honored to continue leading this remarkable organization into 2026. Thank you for your trust, your dedication, and your unwavering commitment to the mission of Oregon REALTORS®.

With gratitude,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

2025 Oregon REALTORS® President

BEST OF 2025 WITH CEO JENNY PAKULA

Oregon REALTORS® continued to build on the success of 2024 and lead the way for industry changes brought on by recent legislative changes and the NAR settlement by continually delivering programs and services to ensure you maintain a thriving and profitable business. Meeting member needs and providing the tools for success will always be our top priority. I am honored to share just a few accomplishments of 2025.

- All of our sponsored and cooperative bills passed successfully in this year's legislative session
- Graduated 19 members of the Oregon Leadership Academy representing 10 local associations from across the state
- Brought back The Taste, a gala that raised \$25,000 for the HOME Foundation, which awards grants to local 501(c)(3) organizations that help Oregonians under their local median income achieve the life-changing opportunity of homeownership
- Hosted the bi-annual REALTOR® Day at the Capitol, where hundreds of REALTORS® from across Oregon met with their district lawmakers
- Increased member engagement through expanded education and certification offerings
- Proposed an updated governance structure that keeps us efficient, effective, focused on your business, and prepared for the industry's future

I couldn't possibly fit a list of this year's achievements on one page. Please enjoy the 2025 Year in Review, and you'll see more details about everything listed above, plus so much more. You can be proud of the work Oregon REALTORS® does on behalf of REALTORS®. Oregon REALTORS® staff is a driven and innovative team, always seeking out the next program and service that will help make you the best in the business. Thank you for making the American dream of homeownership a reality for all Oregonians.





2023-2025 STRATEGIC PLAN



MISSION

We unify and serve our members and local associations by providing the resources and tools for their success.

VISION

Oregon REALTORS® is the trusted source for all things real estate.

ADVOCATE

Expand our political strength and influence throughout Oregon to protect private property rights, fair housing, and to promote real estate ownership.

- Protect each member's right to conduct business.
- Support legislative policy and candidates for public office.
- Encourage grassroots efforts through key constituent program and candidate training.
- Collaborate with the government to ensure a balanced approach that aligns industry needs, business practices, and consumer protection.
- Expand investment in the REALTORS® Political Action Committee.
- Promote REALTOR® Party benefits to expand the use of programs at the local, state, and national levels.
- Promote land use ease and empower property owners.

EDUCATE

Empower members and local associations to increase involvement, inclusivity, and professionalism.

- Enhance data collection and analysis to provide deeper insights and better decision-making for members.
- Develop and implement effective communication strategies to convey the association's value proposition, enhancing member understanding and resource utilization.
- Provide comprehensive business education and practical tools for all members to ensure compliance with rules, regulations, and statutes.

LEAD

Advance a culture of leadership to expand REALTOR® Influence.

- Be the "Voice for Real Estate" to disseminate information through innovative methods.
- Elevate the REALTOR® image through involvement in other organizations and the community.
- Cultivate leaders who represent the expertise and diversity of our state and membership.
- Strengthen alliances with both traditional and nontraditional coalition partners to promote strong communities, job growth and economic development.

EXECUTIVE COMMITTEE

A 15-member Executive Committee oversees the work of Oregon REALTORS®. Each of the six districts is represented by a District Vice President. Chairs of Key Committees, the Immediate Past President, the President-Elect also serve, and are led by the President of the Association.



Dr. Tony Kelly

2025 President



Jill Russel

2026 President-Elect



Ashleigh Fordham

Immediate Past President



Rod Barker

District 1 Vice President



Michael Kessinger

District 2 Vice President



Karen Church

District 3 Vice President



Michael Kerlinger

District 4 Vice President



Michael Warren II

District 5 Vice President



Julie Gilbert

District 6 Vice President



Cory Bettesworth

Business Issues Key Committee Chair



Drew Johnson

Government Affairs Key Committee Chair



Todd Adams

Political Affairs Key Committee Chair



Molly Mullane

Professional Development Key Committee Chair



Molly Mair

Diversity Key Committee Chair



Mark Knust

Finance Review Key Committee Chair

GOVERNANCE/ASSOCIATION STRUCTURE

Leadership

President:

Dr. Tony Kelly, Portland Metropolitan Association of REALTORS®

First Vice President:

Jill Russel, Klamath County Association of REALTORS®

Immediate Past President:

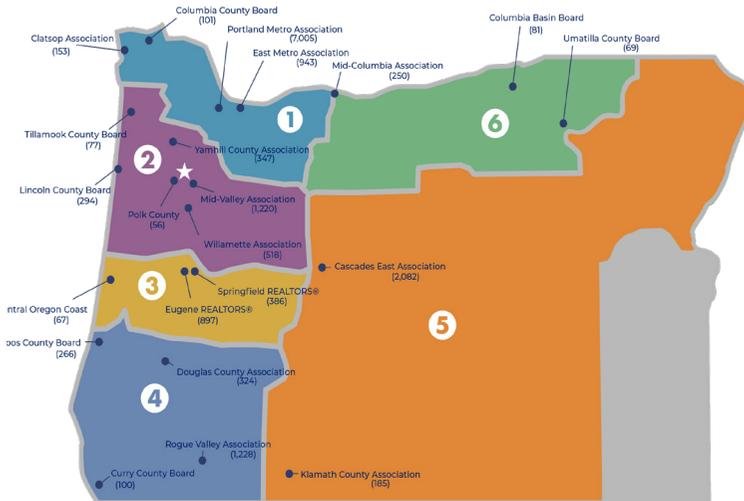
Ashleigh Fordham, Mid Valley Association of REALTORS®

NAR Region 12 Vice President:

Candis Dorsch, Montana Association of REALTORS®

Local Associations Map

(Member Count by Board as of 12/12/25)



(Secondary - 321; At Large - 6)

Total = 16,649

- 1 : Rod Barker, East Metro
- 2 : Michael Kessinger, Lincoln County
- 3 : Karen Church, Eugene
- 4 : Michael Kerlinger, Rogue Valley
- 5 : Michael Warren II, Cascades East
- 6 : Julie Gilbert, Mid-Columbia

Committee Chairs

Business Issues: Cory Bettsworth, Cascades East

Government Affairs: Drew Johnson, Mid Valley

Political Affairs: Todd Adams, Portland Metropolitan

Professional Development: Molly Mullane, Rogue Valley

Diversity: Molly Mair, Eugene

Elections: Grace Bergen, Springfield

Finance Review: Mark Knust, Klamath County

Legal Action: Debra Galliano Nolen, Mid Valley

Issues Mobilization: Jan Cullivan, Portland Metropolitan

ORPAC Trustees: Helen Marston, Cascades East

REALTOR® of the Year/DSA: George Grabenhorst, Mid Valley

Professional Standards: Deborah Martorano, Cascades East

NAR Directors

State President

Dr. Tony Kelly

Large Board

Drew Coleman

State Allocated

Rick Harris

Large Board

Donald Falk

State Allocated

Michael Warren II

Large Board

Scott Halligan

State Allocated

Jeff Wiren

Large Board

Natalka Palmer

Small Board

Jill Russel

DSA Recipient/NAR Past Treasurer

Pat Kaplan

Medium Board

Lori Bonn Stenshoel

Executive Committee Representative

Colin Mullane

LOCAL BOARD EVENTS

Each year we're excited to be part of events held by the boards across Oregon. From the installation of officers to sharing information and training, we're proud to support local associations, boards, and brokers and principal brokers that make them succeed.

Cascades East, Central Oregon Coast, Clatsop, Columbia Basin, Columbia County, Coos County, Curry County, Douglas County, East Metro, Eugene, Klamath County, Lincoln County, Mid-Columbia, Mid Valley, Polk County, Portland Metropolitan, Rogue Valley, Springfield, Tillamook County, Umatilla County, Willamette, Yamhill County.



NAR EVENTS

Oregon REALTORS® members attended a number of events held by the National Association of REALTORS® focusing on advocacy, leadership, and industry change, including NAR Legislative Meetings, REALTOR® Party Training Conference, and NAR NXT Conference. These events provide REALTORS® with information to stay current on industry issues, network with other professionals, and keep up with ever-changing trends.



LEGAL & GOVERNMENT AFFAIRS

Through proactive advocacy and expert legal guidance, Oregon REALTORS® worked this year to protect private property rights, support REALTOR® interests, and shape policies that strengthen Oregon's real estate industry. This section highlights key legislative wins, regulatory updates, and legal resources that empowered members to stay informed, compliant, and influential in state and local housing discussions.



PROFESSIONAL STANDARDS

Code of Ethics Course

The Code of Ethics training course, “When You Come to the Fork in the Road” is available for members via On-Demand Education. A lively overview of the National Association of REALTORS® Code of Ethics, this hands-on course examines ethical business practices in everyday real estate situations, including what’s allowed, what’s not, and why.

Professional Standards Academy

Completing Professional Standards Training equips members to serve on a professional standards or grievance committee, prepares board members for Code of Ethics enforcement, and satisfies the Code of Ethics training requirement. Completing Mediation & Ombudsman Training prepares the member to serve in these roles for a local or state Association.

State Professional Standards Committee Activity

According to the Code of Ethics and Arbitration Manual (CEAM), the state association’s committee assists local associations and boards with the required Code of Ethics enforcement process, such as delegating the role of creating an impartial panel for hearings, and offering Ombudsman and Mediation services. Oregon REALTORS® offers Professional Standards Administration Enforcement services to local associations and boards to fulfill their requirements as outlined in the CEAM. In 2024, this service was provided to 17 local associations and boards in Oregon.

Professional Standards by the Numbers

236



Attended a
Professional
Standards Course

14



Ethics
Complaints

3



Ombudsman
Cases

RISK MANAGEMENT

Association of Real Estate Licensing Law Organizations

In 2025, Oregon REALTORS® strengthened its partnership with the Association of Real Estate Licensing Law Organizations (ARELLO). ARELLO CEO Jessica Hickok joined the Oregon REALTORS® Spring Governance meeting in person to speak with the Business Issues Key Committee and Board of Directors, and participated virtually in the fall. This partnership keeps Oregon REALTORS® up to date on national trends in real estate licensing regulation.

Business Issues Key Committee

The 2025 Business Issues Key Committee also hosted well-attended Principal Broker Forums at the Fall and Spring Governance Meetings. At these forums, brokers discuss emerging industry issues with peers and Oregon REALTORS® legal counsel. Topics included advertising with personal logos, buyer brokerage agreements, fire mapping and insurance disclosures, Oregon LLT Law updates, home title theft, and cross-brokerage open houses.

Legal Hotline by the Numbers

1215



Questions
Answered

232



Subscribers

72



Topics
Discussed

LEGISLATIVE RECAP

The 2025 Legislative Session was a resounding success for Oregon REALTORS®. We remained proactive on our legislative agenda and our hard work paid off in several successful outcomes. All four of our requested bills for 2025 passed, as well as two bills that we brought forward with the Unlocking Homeownership Coalition.

You can learn more about these bills and other bills we engaged with in our [2025 Legislative Report](https://oregonrealtors.org/advocacy/resources/), available at [online oregonrealtors.org/advocacy/resources/](https://oregonrealtors.org/advocacy/resources/). We look forward to the 2026 Legislative Session, which we hope will deliver even more wins for the industry!

Oregon REALTORS® Requested Bills



HB 3137 Modernizes Statutes Governing the Real Estate Industry

HB 3137 modernizes Oregon’s real estate licensing law (ORS 696) by creating a new defined term, “managing principal broker,” to clarify management responsibilities within firms. It updates intracompany supervision agreements, formally defines “real estate teams,” and requires teams to disclose member names, roles, license status, and supervisory structure to clients. The bill strengthens first-renewal requirements by adding an OREA-approved proficiency assessment and updates all renewal requirements to include separate 2-hour courses on law/rule changes and on fair housing, aligning state and NAR standards. It also allows licensees to donate part of their compensation to 501(c)(3) nonprofits and encourages OREA to produce training and model compliance materials and adjust staffing as needed.



HB 3136 Removes Limit on Real Estate Representation on Planning Commissions



HB 2658 Prevents Cost-Shifting of Frontage Improvements to Some Permit Applicants



SB 586 Reduces Termination Notices in Some Circumstances; Enables Buyers to Purchase a Tenant-Occupied Unit in Plexes with a Primary Residence Loan

Unlocking Homeownership Coalition Requested Bills



HB 2698 Establishes a 20-Year Statewide Homeownership Goal



HB 3746 Reforms Construction Defect Liability for Condominiums to Spur Production

LEGISLATIVE RECAP

Land Use, Housing Production, and Private Property Rights

-   SB 48 Makes Improvements to Governor Kotek's 2024 Housing Production Bill [SB 1537]
-   SB 974 Streamlines Permit and Plan Approvals; Limits Design Review for Housing
-   SB 1129 Directs DLCD to Update Land Use Planning Rules Related to Urban Reserves
-   SB 77, 78, & 79 Limits New Homes, Replacement Dwellings, and Home Occupations on Rural Properties

Landlord-Tenant

-   HB 2134 Allows 30-Day Termination by Tenant if 90-Day Notice is Delivered by Landlord
-   SB 722 Decreases New Housing Unit Rent Cap Exemption From 15 to 7 Years
-   SB 54 Requires Cooling Systems or Spaces for Multifamily Buildings with 10+ Units
-   HB 3054 Limits Rent Increases for Tenants of Larger Mobile Home Parks and Marinas

Water, Environment, Natural Resources, and Natural Disasters

-   SB 83 Repeals the Statewide Wildfire Hazard Map
-   SB 85 Directs Community-Based Wildfire Risk Reduction Recommendations to Reduce Risk and Improve Insurance Availability and Affordability

Housing, Homelessness, and Insurance

-   HB 2087 Extends Deadline to Open a First-Time Home Buyer Savings Account
-   SB 174 Adds Certain Insurance Practices to the Unlawful Trade Practices Act
-   SB 426 Establishes Liability for Unpaid Wages of Non-Union Construction Worker

REALTOR® DAY AT THE CAPITOL

In mid-March, hundreds of REALTORS® made sure the voices of their clients and the industry were heard at the State Capitol. Members started the day with a review of bills that legislators were evaluating and heard remarks from Governor Tina Kotek as well as our three REALTOR® member legislators—Senator Mark Meek, Representative Vikki Breese-Iverson, and Representative Darcey Edwards.

Later, in more than 80 small meetings, REALTORS® met with legislators from their state senate and house districts to talk about the issues related to bills under consideration that would impact the real estate industry.

Members also provided testimony before committees on several bills, and our presence in REALTOR® blue sent a strong message to lawmakers about our dedication to important issues around homeownership and private property rights.

Thanks to members of the Political Affairs Key Committee, Government Affairs Key Committee, and everyone who attended. You helped make REALTOR® Day at the Capitol a brilliant success!





GOVERNMENT AFFAIRS & RPAC

Oregon Housing Needs Analysis Rulemaking

House Bill 2001 (2023) established the Oregon Housing Needs Analysis (OHNA) and directed the Land Conservation and Development Commission (LCDC) to implement the program through rulemaking. After two years of work at the Department of Land Conservation and Development (DLCD), LCDC adopted the final rules for the OHNA program on December 4, 2025.

Unfortunately, the rules adopted in December are, in our opinion, unlikely to increase housing production to the extent it will eliminate existing underproduction and result in enough housing to meet the state's targets by 2045.

Numerous problems in the rules will hinder production rather than elevate it, including but not limited to:

- **Failing to minimize “phantom capacity” (theoretical capacity of lands in urban growth boundaries [UGBs] to support housing production which doesn't exist in reality)**
- **Increasing the analytical burden of selecting lands to include in UGBs**
- **Blatant violations of statute related to the designation of urban reserve areas (URAs)**
- **Expanding, rather than reducing, the number of land priority categories for UGB amendments and URA designations**

While the OHNA rulemaking is now complete, Oregon REALTORS® advocacy for policies that enable increased housing production will continue.



GOVERNMENT AFFAIRS & RPAC

Oregon REALTORS® Leads Effort to Oppose FEMA's Plan to Stymie Floodplain Development

Oregonians for Floodplain Protection (OFP) is a 501(c)(4) organization. Oregon REALTORS® is a founding member and serves on the Board of Directors.

OFP sued FEMA in January to block FEMA from moving forward with its plan to revise the National Flood Insurance Program in Oregon in response to a 2016 Biological Opinion finding that FEMA's implementation was violating the Endangered Species Act. The case was filed in the Federal District Court for the DC Circuit and transferred to Federal District Court in Oregon. OFP claims include that the Biological Opinion's conclusions were erroneous, that FEMA lacks statutory and regulatory authority to implement its plan, and that proper environmental review and notice and comment procedures were not followed. The case is ongoing.

Oregon REALTORS® also helped lead the charge to develop a response to the Draft Environmental Impact Statement that FEMA released on its plan in summer of 2025.

RPAC by the Numbers

\$308,214



Raised

22.42%



Participation

126



Major Investors

RPAC HALL OF FAME

The Hall of Fame recognizes dedicated members who have made a significant commitment to RPAC over the years by investing an aggregate lifetime amount of at least \$25,000.

\$125,000



Rick Harris
Rogue Valley

\$75,000



Debra Gisriel
Cascades East

\$50,000



Drew Coleman
Portland Metro



Carolyn Dozois
Eugene



David Hemenway
Eugene



Pat Kaplan
Portland Metro



Eva Sanders
Portland Metro

\$25,000



John Baker
Cascades East



Stacey Boals
Rogue Valley



Kerri Hartnett
Portland Metro



Michael Kozak
Cascades East



Brent Landels
Cascades East

RPAC HALL OF FAME (Cont.)

\$25,000 (Cont.)



Helen Marston
Cascades East



Colin Mullane
Rogue Valley



Jenny Pakula
Oregon REALTORS®



George Perkins
East Metro



Jill Russel
Klamath County



Jeremy Starr
Eugene



Greg Whistler
East Metro



Nan Wimmers
Mid-Columbia



Bernard Young
Rogue Valley



John Zupan
Rogue Valley

RPAC MAJOR INVESTOR RECOGNITION

PLATINUM R (\$10,000)

Drew Coleman	Portland Metro
Rick Harris	Rogue Valley
Oregon REALTORS®	
Oregon Real Estate Forms	
Portland Metropolitan Association of REALTORS®	

GOLDEN R (\$5,000)

Mike Blankenship	Central Oregon Coast
Lindsey Culver	Portland Metro
Julie Gilbert	Mid-Columbia
Michele Holen	National Association of REALTORS®
Pat Kaplan	Portland Metro
Tony Kelly	Portland Metro
Michael Kessinger	Lincoln County
Helen Marston	Cascades East
Colin Mullane	Rogue Valley
Jenny Pakula	Oregon REALTORS®
Jill Russel	Klamath County
Freddy Saxton	Lincoln County
Greg Whistler	East Metro
Cat Zwicker	Cascades East
East Metro Association of REALTORS®	
Oregon Data Share, LLC	
Southern Oregon MLS	

RPAC MAJOR INVESTOR RECOGNITION

CRYSTAL R (\$2,500)

David Adolf	Lincoln County	Suzanne O'Halloran	East Metro
Angela Boothroyd	Cascades East	Jenn Schaake	Cascades East
Hector Garcia	Mid Valley	Michael Warren II	Cascades East
Tina Grimes	Rogue Valley	Jeff Wiren	Portland Metro
Rob Levy	Portland Metro		

Sterling R (\$1,000)

Susanna Abrahamson	Cascades East	James Farley	Umatilla
Todd Adams	Portland Metro	Zach Fischer	Mid Valley
Lisa Albrecht	Portland Metro	Ashleigh Fordham	Mid Valley
Kim Arscott	Eugene	Brandie Foster	Cascades East
John Baker	Cascades East	Lester Friedman	Cascades East
Cory Bettsworth	Cascades East	Lauren Gesik	Mid Valley
Stacey Boals	Rogue Valley	Michele Gila	Portland Metro
CheyAnne Boen	Rogue Valley	Mary Gilbert	Douglas County
Brenda Bonebrake	Mid Valley	Debra Gisriel	Cascades East
Heather Bremer	Mid-Columbia	Amy Graham	Lincoln County
Stefanie Bright	Cascades East	Kelly Gustafson	Eugene
Karen Church	Eugene	Kerri Harnett	Portland Metro
Christopher Cox	Cascades East	Matthew Honeycutt	Curry County
Doniella Cox	Cascades East	Stephanie Hoofard	Klamath County
Carrie Dahle	Rogue Valley	John Hoops	Springfield
Jennifer Dorsey	Cascades East	Lauren Horn	Klamath County
Stacy Ellingson	Klamath County	Patrick Iler	Rogue Valley
Donald Falk	Portland Metro	Jenelle Isaacson	Portland Metro

RPAC MAJOR INVESTOR RECOGNITION

Sterling R (\$1,000)

Sally Jacobson	Cascades East	Nancy Perkins	East Metro
Drew Johnson	Mid Valley	Melissa Peterson	Portland Metro
Mike Kerlinger	Rogue Valley	Jeffrey Poteet	Cascades East
Tyler King	Portland Metro	Danielle Powell	Cascades East
Mike Kozak	Cascades East	Kelly Ranstad	Eugene
Scott Lewis	Rogue Valley	Terry Rasmussen	Rogue Valley
Ron Liedkie	Mid Valley	Sarah Renard	Portland Metro
Heather Lowrie	Cascades East	Eva Sanders	Portland Metro
Mariah Luelling	Cascades East	Celeste Schmorde	Eugene
Melody Luelling	Cascades East	Michele Shea-han	Portland Metro
Ryan Luelling	Cascades East	DeAnna Sickler	Rogue Valley
Kathy MacNaughton	Portland Metro	Jamie Sinclair	Cascades East
Michelle Maida	Portland Metro	Jodie Smith	Eugene
Sarah Malarkey Johnson	Portland Metro	Robin Springer	Portland Metro
Deborah Martorano	Cascades East	Jeremy Starr	Eugene
Melissa McGuire	Eugene	Lori Stenshoel	Eugene
Angie Mombert	Cascades East	Angela Stuckart	Willamette
James Montgomery	Mid Valley	Evan Swanson	Portland Metro
Jenny Morrow	Mid Valley	Cindy Thackery	Portland Metro
Molly Mullane	Rogue Valley	Richard Verdugo	Springfield
Lisa Nishioka	Portland Metro	Rita Marie Verdugo	Springfield
Larrena Overton	Cascades East	Kurt Von Wasmuth	Portland Metro
Lori Palermo	Springfield	Amy Walsh	Portland Metro
George Perkins	East Metro	John Walsh	Portland Metro

RPAC MAJOR INVESTOR RECOGNITION

Sterling R (\$1,000)

Troy Wilkerson	Portland Metro
Patti Williamson	Mid Valley
Crystell Wise	Central Oregon Coast
Evonne Woods-Quesada	Klamath County
David Wright	Rogue Valley
Rochelle Yukich	Portland Metro
Pam Zielinski	Tillamook County
Devin Zupan	Rogue Valley
John Zupan	Rogue Valley
Coos County Board of REALTORS®	
Lincoln County Board of REALTORS®	

OREGON REALTORS® FORMS

Spanish Language Forms Introduced to Support Client Accessibility

A full suite of Spanish-language forms is now available to better support REALTORS® working with Spanish-speaking clients. The informational forms can help guide Spanish-speaking clients through the transaction process. The impact for Oregon is significant because it creates more accessibility for Spanish-speaking communities.

New Regulatory Requirements Added to Sales Agreements and Disclosures

As always, Forms are updated quickly and completely to serve members. A new section has been added to all Sales Agreements requiring reporting to the Financial Crimes Enforcement Network (FinCEN) for certain cash transactions by entity purchasers, in compliance with new federal regulations. Disclosures related to water rights have also been updated to meet state law requirements. In addition, a new Form 1.1A has been introduced, allowing sellers to make direct offers to buyers. Timelines and responsibilities for well and septic testing have been revised, and advisory language has been added regarding flood insurance requirements.

Top 10 Most Popular Forms

- 10.4 Initial Agency Disclosure Pamphlet
- 9.2 Disclosed Limited Agency Agreement
- 9.4 Buyer Representation Agreement
- 10.1 Buyer Advisory
- 9.3 Listing Agreement
- 2.2 General Addendum
- 1.1 Residential PSA
- 10.2 Seller Advisory
- 2.6 Lead Based Hazard Addendum
- 3.1 Seller's Property Disclosure Statement

OREGON REALTORS® FORMS

Addressing HB 4058 Requirements and Cooperative Compensation Changes

At the start of 2025, Forms were changed to comply with HB 4058 notice requirements, and to assist with Short Sales. 2025 saw Oregon REALTORS® Forms creating a pathway for compliance with the double-strike of changes resulting from HB 4058 and the Sitzer/Burnett lawsuit settlement, establishing clear language explaining the process when the seller made direct payment to Buyer Brokers within the sale agreement, and making clear that cooperative compensation arrangements are handled outside the sale agreement through a separate agreement between the brokerages.

As with all things in real estate, one change to the practice begets another, often unexpected, change elsewhere, and the expanded risk that unrepresented buyer-scribing requests presented led to a collaborative effort between brokers, the Forms Task Force, and Oregon REALTORS® to address the issue. This collaboration resulted in the creation of Form 1.1A, a seller-side offer to sell the property to a particular buyer, allowing a seller to break the ice and make an offer to the buyer, whether represented or unrepresented, without creating the same level of liability for the listing agent.

2



New Forms
Added

Oregon REALTORS® Forms Providers

SKYSLOPE
FORMS

dot loop

TRANSACTIONS
zipForm Edition

BoldTrail
BackOffice

PROFESSIONAL DEVELOPMENT

Oregon REALTORS® is committed to helping members grow their skills, knowledge, business acumen, and leadership potential. From dynamic training opportunities and certifications to engaging events and resources, discover how the Association empowers REALTORS® to stay ahead in a constantly evolving industry.



PROFESSIONAL DEVELOPMENT

Designation, Certification, and Certificate Courses

In partnership with local associations and brokerages and The Center for REALTOR® Development

Bias Override: Overcoming Barriers to Fair Housing Certificate Course
Seniors Real Estate Specialist Designation Course (SRES®)
Military Relocation Professional Certification Course (MRP)
Pricing Strategies: Mastering the CMA
Short Sale and Foreclosure Resource Certification Course (SFR®)
Real Estate Negotiation Expert REBI Certification Course (RENE)
At Home with Diversity Certification Course (AHWD)
Divorce Specialist Certification Course (CRS)
Creating Listing Abundance Certification Course (CRS)
Graduate REALTOR® Institute (GRI)

Top 5 Attended Webinars

- HB 3137: ORS 696 Updates
- OR Forms Update
- The Effects of Death in Real Estate Transfers
- Buyer Representation Agreement Best Practices
- New Laws for Landlords

Newly Launched Legal Concept Series

The eight-course Real Estate Legal Concepts series provided a comprehensive understanding of the legal framework governing real estate transactions. Designed to help licensees navigate the complexities of real estate law, it establishes a strong foundation for continued education and career growth. The series offers over 10 hours of Continuing Education and Oregon CLE credit.

176



Hours of CE
Awarded

33



Courses
Held

24



Webinars
Held

PRINCIPAL BROKER ACADEMY

Whether you're an experienced principal broker, an aspiring one, or anywhere in between, the Principal Broker Academy is like nothing else. During the Academy, attendees take a deep dive into risk management, brokerage laws and regulations, business operations, brokerage policies and procedures, contract and finance best practices, liability reduction, and leadership and management strategies, gaining the knowledge to take careers to the next level!

In May, 15 members participated in the Principal Broker Academy hosted by Klamath County Association of REALTORS®.



EMPOWERING WOMEN IN REAL ESTATE

For the fifth year in a row, professional women from across the state met at the Willamette Valley Country Club for a day of education, inspiration, and connection. Highlights included Ashleigh Fordham's session, "Boundaries & Breakthroughs: Thriving as Women in Real Estate," which encouraged attendees to set healthy boundaries and embrace personal growth, and Laura Salerno Owens' presentation, "Untying Self-Worth from Success: Building on a Stronger Foundation," which explored how to separate self-worth from professional achievement. The event also featured our popular Wise Women Panel moderated by Oregon REALTORS® CEO Jenny Pakula, with insights from Managing Principal Broker Heidi Hazel, Oregon REALTORS® First Vice President Jill Russel, and CEO & co-owner Corinne Sanders.





FAIR HOUSING

The annual Fair Housing Summit brought together 184 real estate professionals for a virtual event focused on strengthening fair housing knowledge and practice. Keynote speaker Harrison Becher emphasized professional and ethical responsibility, encouraging attendees to engage thoughtfully with underserved communities and recognize systemic barriers. Panel discussions featuring experts such as Michael Sterner, Ashlyn Rollins-Koons, Jamie Gatewood, Travis Leatham, Ibrahim Coulibaly, Elli Kataura, LaTahsa Beal, Ashley Contreras, and Shyle Ruder, explored the importance of fair housing, practical implementation strategies, the role of purposeful DEI, updates on national initiatives, and major historical milestones. Attendees were equipped with actionable tools and insights to better support all clients, reduce bias, and promote equity across Oregon's housing market.

Affinity Reception

Attendees at the Affinity Networking Reception engaged with a diverse range of affinity organizations including AREA, NAHREP, NAREB, the LGBTQ+ Alliance, and WCR at Spring and Fall Governance in a vibrant networking environment. This opportunity to learn about the unique challenges and opportunities of each community fostered deeper understanding and collaboration.



OREGON LEADERSHIP CONFERENCE

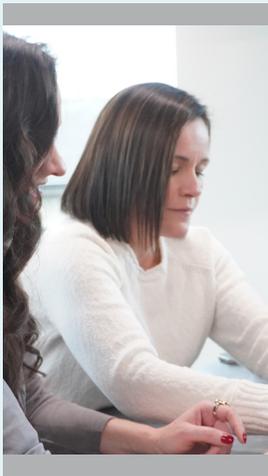
In October, we partnered with Portland Metropolitan Association of REALTORS® to host a professional development program in Tigard. Nearly 70 incoming presidents, association executives, and other volunteer leaders attended this two-day conference that prepared them for the new responsibilities of leadership, the coming year's processes, position roles, and planning.



OREGON LEADERSHIP ACADEMY

Oregon Leadership Academy graduated 19 members representing local boards across the state. The class of 2025 gathered for three dynamic in-person sessions held in Salem, Eugene, and Independence that included personality profile analysis, communications training, industry panels, engaging guest speakers, small group work, advocacy training, and team-building.

After the final session in June, OLA Alumni joined the class for a reception, where past graduates shared the personal and professional impact OLA has had on them.





SPRING GOVERNANCE

In April, more than 200 members gathered at Spring Governance to attend key committee meetings, join forums to discuss timely and relevant industry issues, celebrate new officers, learn about 2025 advocacy efforts, and connect with other professionals.

Jill Russel was elected 2026 First Vice President and Michael Warren II was celebrated as REALTOR® of the Year.



FALL GOVERNANCE

The 2025 Fall Governance Meetings held at the Salem Convention Center brought the Oregon REALTORS® community together to share, celebrate, and strengthen our businesses and the Association. Highlights included Dr. Tony Kelly's swearing-in as 2026 Oregon REALTORS® President, Stacey Boals receiving the Distinguished Service Award, and of course, the famous Dessert Auction that benefits the Oregon REALTORS® HOME Foundation.



REALTOR® AWARDS



REALTOR® of the Year

Michael Warren II

Cascades East Association of REALTORS®

Michael Warren II of Crook County Properties, LLC, Prineville, was honored as the 2025 REALTOR® of the Year. A licensed broker since 2007, Michael was also 2018 REALTOR® of the Year at Cascades East Association of REALTORS®.

He has served as Cascades East President, District 5 Vice President, and on Oregon REALTORS® committees including the Executive Committee, ORPAC Trustees, and Professional Standards Committee. He also chairs the Crook County Planning Commission, leads the Prineville Economic Development Committee, and serves as Chair of the Oregon Real Estate Agency.

This award recognizes Michael's dedication, industry advocacy, and community service. He exemplifies the highest standards of leadership and integrity among Oregon REALTORS®.



Distinguished Service Award

Stacey Boals

Rogue Valley Association of REALTORS®

Stacey Boals of John L. Scott Real Estate Ashland received the 2025 Distinguished Service Award.

With more than 27 years in the Rogue Valley real estate community, Stacey has been a dedicated leader and advocate for her peers and profession. She began her career at 16 alongside her mother and went on to serve as Rogue Valley Association of REALTORS® President in 2003.

At the state level, she has spent over two decades contributing to Oregon REALTORS®, serving on the Executive Committee, Board of Directors, ORPAC Trustees, and chairing the Professional Development Committee.

GOOD NEIGHBOR AWARD



Joshua Bidwell

Eugene REALTORS®

The Oregon REALTORS® Good Neighbor Award honors a REALTOR® member who positively impacts their community, celebrating contributions that enhance Oregon's livability and support local nonprofits.

Josh Bidwell, REALTOR® with Keller Williams Eugene Springfield and member of Eugene REALTORS® received the 2025 Good Neighbor Award from Oregon REALTORS® for his lifelong commitment to giving back to the community that supported him through his own challenges.

After overcoming testicular cancer, Josh founded the Josh Bidwell Foundation (JBF) in 2005 to ensure Douglas County residents could access cancer care locally. Drawing on his connections from the University of Oregon and his 12-year NFL career with Green Bay, Tampa Bay, and Washington, he built a foundation rooted in compassion and community support.

Over the past 20 years, JBF has expanded to include the Josh Bidwell Scholarship and Family Outreach Programs, supporting families and youth year-round. Its signature dinner auction and golf tournament are beloved annual events that raise essential funds, all of which go directly back to the community.

Josh truly embodies the REALTOR® spirit of compassion and leadership, inspiring others to give back and strengthen their communities.



HOME FOUNDATION

The Oregon REALTORS® Home Foundation makes a difference in communities across the state. This section highlights the Foundation's programs, grants, and initiatives that support housing, education, and community development, showcasing the ways REALTORS® give back and create a lasting impact beyond the transaction.



ABOUT THE HOME FOUNDATION

The Oregon REALTORS® HOME Foundation is a 501(c)(3) charity that provides financial resources to create, expand, and encourage homeownership opportunities for Oregonians at or below the local median income. Since 2004, the HOME Foundation has raised over \$2 million, distributing grants to local associations to support organizations helping Oregonians achieve homeownership. Organizations that benefit include Habitat for Humanity, NeighborImpact, NeighborWorks, Proud Ground, and Rebuilding Together Portland. In 2025, the HOME Foundation awarded more than \$100,000 to nonprofits around Oregon.



DESSERT AUCTION

The Oregon REALTORS® HOME Foundation Dessert Auction is a highlight of the Fall Governance Meetings, and this year's event was sweeter than ever! More than \$11,000 was raised to support affordable housing in Oregon. The lineup of 15 beautiful and mouthwatering desserts included everything from a Death by Chocolate cake to a Detroit Lions cheesecake in honor of incoming President Dr. Tony Kelly's hometown team. Members generously competed to take home these delectable treats, all while supporting a great cause.



DRIVING IT HOME GOLF TOURNAMENT

The 15th Annual Oregon REALTORS® Driving it HOME Golf Tournament was a resounding success, bringing together more than 144 golfers for a fantastic day on the course. They raised nearly \$40,000 for the HOME Foundation, a remarkable achievement in fundraising efforts and community support to make the dream of homeownership a reality.



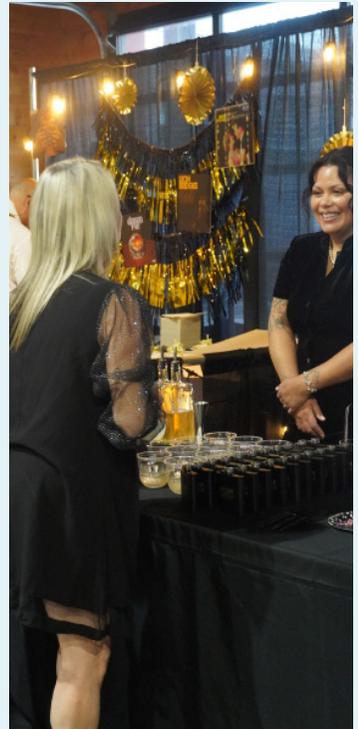


THE TASTE

The Taste 2025 brought together REALTORS®, affiliates, and community members for an unforgettable evening of food, drinks, and celebration.

The evening raised more than \$25,000 for the HOME Foundation, funds that will support local organizations working to expand access to homeownership across Oregon.





ABOUT OREGON REALTORS®

Get to know the people and purpose of Oregon REALTORS®. Check out a snapshot of the association's mission and impact, and a look at the dedicated team working hard to support members, advance the Association's strategic goals, and deliver resources that strengthen Oregon's real estate community.



ABOUT OREGON REALTORS®



Oregon REALTORS® is one of the largest and most impactful trade associations in the state, proudly representing more than 16,000 members across all facets of the real estate profession. The staff works to ensure the success of members and the Association. We are committed to empowering our members for business and professional success, and to make a positive impact in their communities.

OREGON REALTORS® STAFF



Jenny Pakula

Chief Executive Officer



David Thompson

Chief Operating Officer



Jeremy Rogers

General Counsel & Director of Government Affairs



Ann Warren

Director of Marketing & Communications



Brock Nation

Policy Director



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