

Oregon Mortgage Bankers Association 2020 Legislative Report

Markee & Associates, Inc

The 2020 short session essentially adjourned without a quorum on the afternoon of March 5th with both the Speaker and Senate President stating they will not hold significant floor session again before the deadline. This action followed what was a nearly two-week walkout from both Republican caucuses in protest over Cap and Trade legislation. It wrapped up what has been a series of legislative sessions where the two parties tempers flared to a point where they boiled over into division and hyper-partisanship all centered around what role the State of Oregon should have in dealing with climate change. Since the long session last year, the line in the sand had been drawn by the minority party that if a Cap and Trade bill was ever brought forth for consideration without a referral to the ballot they would consider a walkout and thus stall the legislative process. In many ways, the breakdown of the process this session was predictable. The uncertainty was around the timing and whether budget bills would be pushed through prior to bring forth Cap and Trade.

The first week, as in all short sessions, began with a furious pace of hearings and legislators running from one committee to another testifying on numerous bills they had an interest in as legislative deadlines were already just a week away. For the first three weeks or so, legislative business ran normally. Budgets were being pieced together and committees considered bills and voted as usual. But as the Cap and Trade Bill (SB 1530) made its way through the committee process, concern grew and pointed warnings from Republican leadership became sterner. Finally, on the morning of the Monday, February 24th Senate Republicans walked out of the building when the Joint Ways and Means Committee voted SB 1530 out to be sent to the Senate Floor for a vote. The next day, House Republicans did the same. The sum of these two actions halted any further final votes by either chamber. In the two weeks that remained, before the constitutional deadline to adjourn, press releases were sent out, and as time grew short some efforts were made by legislative leadership to potentially come up with some type of agreement to have both parties come together and finish business. Unlike last session, there was not much of an appetite from the Democrats to negotiate. With only a few days remaining in the process, Democratic Leadership within the Capitol decided to end session as the timeframe did not allow for all bills in the process to make it through for consideration by both chambers. In the days and weeks immediately following, there is talk of the Governor calling a special session to deal with business left on the table. At this point, it remains to be seen what the scope would be, or if there will even be one at all.

Moving forward in the months ahead, interim legislative days have already been scheduled. They will be back in the building on May 20-22, September 23-25, and again on December 7-9 to conduct informational hearings and to begin prepping for the next session in 2021. Additionally, workgroups will begin to reconvene, and agencies will begin piecing together budget requests for the 21'-23' biennium. Separate from legislative work, the deadline to file to run for office is on March 10th, so as spring turns into summer, a great deal of attention will be focused on campaigns. With it being a presidential election year, drama will likely be at an all-time high, and some surprises in state legislative races are certainly a possibility. Below is a list of some of the bills and topics which we have been engaged on your behalf (none of which passed). It is unknown if any of these will be taken up in a special session, if or when one happens. In the past, special sessions have been very limited in scope. Also attached to this

report is a list of all the bills we tracked on your behalf and the history of each measure. If you want to view the text of any bill you can simply click on the bill number in that portion of the report.

HB 4003 This bill was introduced at the request of the interim committee on racial disparity and homeownership. The interim workgroup met often between legislative sessions and had a long list of ideas on how to improve homeownership and deal with racial disparity at the same time. This legislation was a paired down list of their ideas and also extended the taskforce so they could continue to fine tune their ideas for legislation in 2021. As drafted the biggest thing that effected OMBA members was a slight change to the continue education requirements. The legislation didn't change the total numbers of hours for continuing education but rather allowed Department of Consumer Business Services, by rule, to change the curriculum to include racial disparity. We have talked with DCBS and told them if they move in this direction, we would like to be a part of those conversation to make sure any potential changes would align with national continuing education requirements. Since this bill only failed due to the lack of a quorum, I am sure it will be back.

HB 4015 This bill in its final form would have created an ADU grant program through Hacienda Community Development Corporation for the purpose of expanding ADU community pilot programs. The total allocation was \$960,000. The of the program is to increase affordable housing options for certain qualified individuals.

HB 4017 This bill was quickly coined the cash bill, and requires businesses where the public interacts to accept cash. There is a laundry list of exemptions including most financial institutions. The bill comes to the legislature at the request of the United Commercial Food Workers who are concerned about fully automated grocery stores like what Amazon is starting to put in across the country. These have limited number of employees and do not accept cash. As drafted the idea of the legislation was to not go into effect until July 1, 2021 so that any changes needed could be addressed in the 2021 session before the legislation was to be enacted. We worked hard in the last days of session to make sure that not only financial institutions were exempt but we also were able to get an additional clause to exempt anyone licensed under Chapter 86A, this should include mortgage brokers, mortgage bankers and loan originators. This is legislation we will see again in the future.

HJR 203 This legislation was introduced by the Governor and remains a top priority of her office. The bill was a referral to the voters to change our constitution to allow for local governments to institute a real estate transfer tax. You will recall the Oregon Realtors a few years ago ran a successful ballot initiate where Oregon voters changed the constitution to disallow any real estate transfer taxes, with the exception of those that already existed (Washington County). We worked with the Realtors this session to stop this from moving forward. I am sure it will be back again next session.