



State of Idaho
Division Of Occupational and Professional Licenses
Idaho Real Estate Commission

BRAD LITTLE
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Minutes of 02/06/2024

Board Members	Jill Stone, Chair	Division	MiChell Bird, Executive Officer
Present:	Elizabeth Hume, Vice-Chair	Staff:	Lea Kear, Legal Counsel
	Kim Cooper		Erin Einarsson, Board Supp. Spec.
	Michael Johnston		Craig Boyack, Investigator
	Martin Espil		Alice Young, Training Specialist
			Jeannien DeWitt, Training Spec.

The meeting was called to order at 9:00 AM MT by Chair Jill Stone.

APPROVAL OF 01/04/2024 MINUTES

A motion was made to approve the 01/04/2024 meeting minutes. The motion carried unanimously.

COMMISSION BUSINESS

Idaho REALTORS® (IR) Update: IR Membership Director Pete Katsilometes presented the IR Report. Current membership is 12,462 realtor members and 439 affiliates, for a total membership of 12,901 members. This total is slightly lower than last year.

The Idaho REALTORS® 2024 Day at the Capital is February 7, 2024, from 1:30 p.m. to 5:00 p.m. in the Lincoln Auditorium at the Idaho State Capitol Building. A reception will be held afterwards at 5:30 p.m. at the Boise Bardenay Restaurant.

License Base Report: Executive Officer MiChell Bird provided an overview of the FY2024 Analysis of the License Base report. January 2024 has a total of 16,712 active and inactive broker and sales licenses. January 2023 had a total of 16,802. The total number of active licensees for January 2024 is 13,306.

Pre-License Education Report: Training Specialist Alice Young provided an overview of the Pre-License Education report. Since the course was made available online in September 2022, 2,353 have purchased the course. Of that total, 42% have completed the course, 29% are in progress and 29% have not started the course. In the 4th quarter of 2023, 524 purchased the course and 211 have completed it. Online vs. In-Person numbers for the pre-license course are about the same. Commissioner Johnston asked, and Training Specialist Young answered, that prices for the online and in-person courses are comparable. Madame Chair Stone asked, and Training Specialist Young answered, that the average time to complete the online course is 53 hours.

Jeannien DeWitt was introduced as the new Education and Training Specialist.

Zero-Based Regulation (ZBR): Legal Counsel Lea Kear provided a PowerPoint Presentation titled *Zero-Based Regulations-History and Application*. Topics were Licensing Freedom Act 2017-2019, Executive Order (EO) 2017-06 and 2019-01; Red Tape Reduction Act EO 2019-02; Zero-Based Regulations (ZBR) EO 2020-01; ZBR-The Process; and Objective of ZBR. Board Support staff will email additional Zero-Based Regulation documents to the Commissioners.

Stipulations: Investigator Craig Boyack reviewed two Consent Orders. A motion was made on I-REC-2020-0402 and I-REC-2022-268 to accept the Stipulations as presented by staff and enter into Final Orders in accordance with the terms of the Stipulations. The motion carried unanimously.

Probable Cause (P. C.) Memos: Investigator Boyack spoke to several P.C. Memos. A motion was made that finding the facts set forth in P. C. Memos I-REC-2023-209 & 388, I-REC-2023-454 & 455, I-REC-2023-459, I-REC-2023-460, and I-REC-2023-461, provided by staff, and pursuant to Idaho Code 54-2058(1), are sufficient to proceed to formal action on the violations presented. Staff is authorized to file an administrative complaint, and upon the initiation of any formal proceedings, the Executive Officer shall appoint a hearing officer to preside in the cases, as provided by law. The motion carried unanimously.

Public Comment: Joe Maldonado asked, and Training Specialist Young explained that the Instructor Conference 2024 will be held on March 6-7, 2024, at the State of Idaho Chinden Campus Conference Center. The Commission Core 2024 Course Pilot will be on March 6th, and Instructor Workshop on March 7, 2024. Real estate license continuing education (CE) is available for attending the March 6th Commission Core 2024 pilot only.

Mr. Maldonado asked about CE credit and attending Commission meetings. Idaho Code § 54-2023(6)(b) states, “Attend a regularly scheduled meeting of the commission from the time the meeting is called to order until the meeting is adjourned or until the licensee is excused by the commission chairperson. A maximum of four (4) hours for this activity shall be credited for any one (1) meeting in any one (1) license period;”.

ADJOURNMENT

There being no further business, the Chair adjourned the meeting at 9:57 AM. 02/09/2024/ee