



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

**BRAD LITTLE**  
Governor  
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**Minutes of 05/13/2025**

<b>Commission</b>	Elizabeth Hume, Chair	<b>Division</b>	Russ Barron, Division Administrator
<b>Members Present:</b>	Michael Johnston, Vice-Chair	<b>Staff Present:</b>	MiChell Bird, Executive Officer
	Jessica Dahlinger		Gus Tate, Legal Counsel
	Jill Stone		Melissa Ferguson, Ed. Program Sup.
			Alice Young, Training Specialist
			Ryan Allstott, Licensing Supervisor
			Don Morse, Investigations Supervisor
<b>Commission</b>			Justin Montoya, Investigator
<b>Members Absent:</b>	Martin Espil		Erin Einarsson, Board Support Specialist

The meeting was called to order at 9:00 AM MT by Chair Elizabeth Hume.

**APPROVAL OF 03/11/2025 MINUTES**

A motion was made to approve the 03/11/2025 meeting minutes. The motion carried unanimously.

**DIVISION BUSINESS**

**Financial Update:** Executive Officer (EO) MiChell Bird presented the Fiscal Year 2025, Quarter 3 Financial Report to the Commission. The fee decrease will go into effect on July 1, 2025.

**OASIS Update:** EO Bird provided an update on the OASIS licensing system noting that the development team is continuing to fix identified issues. EO Bird requested that the Commissioners continue to provide feedback and to share any issues they discover while using the licensing system.

**Legislative Update:** Legal Counsel (LC) Gus Tate reviewed [House Bill 14 \(H014\)](#), which requires state agencies to review their titles and chapters of Idaho Code for unnecessary, obsolete, and outdated provisions and to provide a report of their recommended changes to the Legislature by September 1, 2025. DOPL will conduct an internal review of the Real Estate statutes and will present a report to the Commissioners at the next meeting. Chair Hume asked the commissioners to review the statutes and to provide her with their comments before the next meeting. LC Tate added that DOPL has received comments from the industry and will share those at the next meeting. Chair Hume shared that the comments she has received suggest that the industry would like to strengthen the statute and add more stringent requirements. Division Administrator Russ Barron noted that H014 requires DOPL to identify unnecessary, obsolete, and outdated language

but does not provide for adding or strengthening existing provisions. EO Bird reported that IDAPA 24.37.01 – Rules of the Idaho Real Estate Commission passed and will go into effect on July 1, 2025.

**Idaho REALTORS® Update:** Idaho Realtors (IR) Chief Executive Officer (CEO) David Hensley presented the IR Report. As of May 1, 2025, the total membership count was 12,483, which is an increase of 155 from the previous month. Additionally, 93.6% of licensees are IR Members. IR CEO Hensley thanked EO Bird and the Commissioners for their participation at the 2024 IR Convention and added that members appreciated the opportunity to attend the Commission meeting. IR awarded \$17,000 in grants for community projects this year. Chair Hume asked for an update on IR legislation. IR CEO Hensley announced that House Bill 354, which ensures a uniform approach for Idaho counties to administer the Homeowner's Exemption, has passed and added that while the legislation on short term rentals guidance did not pass, IR will continue to work on this item.

**License Base Report:** Licensing Supervisor Ryan Alstott presented the July 1, 2024 to April 30, 2025 License Base Report. A fiscal year review will be provided at the next meeting.

**Education Report:** Education Program Supervisor (EPS) Melissa Ferguson provided the Education Report including the following topics:

- The Request for Proposal for the Post License and Broker Law Online Course Provider is being developed.
- The new license exam development meeting will be held later this year.
- Training Specialist Alice Young is finalizing Commission Core 2025 and the Education Team has planned a roll-out meeting for June.
- Development for Commission Core 2026 has begun and EPS Ferguson asked if there are any topics the Commissioners want to include. Chair Hume suggested including "Record Keeping" and "AI in Real Estate".

**Agency Disclosure Brochure:** A motion was made to approve the Agency Disclosure Brochure with the discussed changes. The motion carried unanimously.

**ARELLO 2025 Mid-Year Conference Report:** Chair Hume and Vice-Chair Mike Johnston provided their reports on the ARELLO 2025 Mid-Year Conference.

**Public Comment:** There were no public comments.

**MOTION TO ENTER EXECUTIVE SESSION:** A motion was made for the Commission to enter Executive Session under Idaho Code § 74-206 (1)(d) to consider records that are exempt from disclosure under the Public Records Act, Idaho Code § 74-106(9). The purpose of the Executive Session will be to discuss documents relating to the fitness of an applicant to be granted a license or registration. Roll call: Chair Hume, aye; Vice-Chair Johnston, aye; Commissioner Dahlinger, aye; and Commissioner Stone, aye. The motion carried unanimously.

**Motion to Exit Executive Session:** A motion was made to exit Executive Session. The motion carried unanimously.

**MOTION(S) RESULTING FROM THE EXECUTIVE SESSION**

**Motion(s) re: Application(s):** A motion was made to approve application 25-10. The motion carried unanimously.

**Motion(s) re: Discipline:** A motion was made to agree with the facts set forth in Probable Cause Memos 1372842 and 1488291 and to proceed with formal action. The motion carried unanimously.

**ADJOURNMENT**

There being no further business, the Chair adjourned the meeting at 12:45 PM.