



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

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Draft Minutes of 03/10/2026

Commission	Michael Johnston, Chair	Division	MiChell Bird, Executive Officer
Members	Jessica Dahlinger, Vice-Chair	Staff	Greg Loos, Legal Counsel
Present:	Elizabeth Hume	Present:	Ryan Allstott, Licensing Supervisor
	Sheri Jones		Melissa Ferguson, Education Program Spr.
			Skip Liddle, Investigations Prog. Mgr.
			Charlotte Kovac, Board Support Spc.
		Others	
		Present:	Caitlin O'Brien, Prosecuting Attorney

The meeting was called to order at 1:00 PM MT by Chair Michael Johnston.

APPROVAL OF 01/21/2026 MINUTES

A motion was made to approve the January 21, 2026 meeting minutes. The motion carried unanimously.

DIVISION BUSINESS

Financial Report: Executive Officer (EO) MiChell Bird presented the Fiscal Year (FY) 2026 Quarter 2 Financial Report and the Restricted Funds Financial Report. The Education Team expects Continuing Education Audits to be finished by Summer 2026. The discipline course for Continuing Education and Errors & Omissions Insurance violations is being revised by the Education Team.

Legislative Update: EO Bird provided an update on legislation affecting DOPL and the Commission. Executive Agency Legislation for Universal Discipline presented as [House Bill 703](#) has passed in the House and will be introduced in the Senate. [Senate Bill 1285](#) relates to high school graduation and graduation from nonpublic school for licensing requirements has passed in the Senate and will be introduced to the House. Per the Idaho Code Cleanup Act, DOPL conducted a comprehensive review of statutes to identify any obsolete, outdated, or unnecessary language. The report was submitted to the Legislature and the Governor's Office and is expected to be introduced as draft legislation with the Governor's proposed statute changes during the 2026 Legislative Session.

COMMISSION BUSINESS

Idaho REALTORS® Update: Idaho REALTORS (IR) Chief Executive Officer David Hensley presented the IR update. As of March 2, 2026, total membership count was 12,426 which correlates to 92.2% of licensees holding memberships. Mr. Hensley noted while the number was down from

the 93% in January, it is expected to increase in April due to renewal of memberships. Mr. Hensley reported [House Bill 583](#) relating to Short Term Rentals has passed and will head to the Governor's Office for signature. Mr. Hensley invited the Commissioners to join IR at the Boise Center on April 22 for their Board of Directors Meeting.

License Base Report: Licensing Supervisor (LS) Ryan Allstott presented the License Base Report recapping June 2025 to March 2026, noting that the active and inactive license count remains steady with a total count of 20,315. LS Allstott added that 1,048 new licenses and 4,950 renewals have been issued in FY 2026.

Education Report: Education Program Specialist (EPS) Melissa Ferguson presented the Education Report. EPS Ferguson provided a status update on the Commission-developed courses. The Commissioners discussed required educational courses for Brokers and ways to improve relevancy in course material. EPS Ferguson is investigating a concern of attendance rules not being followed in classrooms.

Commission Core 2026: EPS Ferguson reviewed the Commission Core 2026 pilot which will include topics such as case law update, water rights, and artificial intelligence. EPS Ferguson noted key speakers and presentations scheduled at the Instructors Developer Workshop from March 11-12.

Public Comment: There were no public comments.

EXECUTIVE SESSION

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 retain a license. Roll call: Chair Johnston - Aye; Vice-Chair Dahlinger - Aye; Commissioner Hume – Aye; and Commissioner Jones - 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 deny reconsideration of application 26-04. The motion carried unanimously.

A motion was made for file numbers 26-05 and 26-07 to inform the inquiring individuals that their criminal histories would not preclude them from licensure as contemplated by [Idaho Code §67-9410](#). The motion carried unanimously.

Motion(s) re: Discipline: A motion was made to close case number 1623148. The motion carried unanimously.

A motion was made to close case number 1683804 with advisory letter. The motion carried unanimously.

A motion was made to authorize negotiation of a Stipulation and Consent Order with the terms discussed in Executive Session for case numbers 1766298 and 1964554 and to authorize the Commission Chair to sign on behalf of the Commission. The motion carried unanimously. A motion was made to authorize the Commission's Prosecutor to file an administrative complaint should any of the negotiations expire or be rejected. The motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:23 PM.

DRAFT