



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

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Draft Minutes of 05/12/2026

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.
			Alice Young, Training Specialist
			Skip Liddle, Investigations Program Mgr.
			Liz McClung, Investigations Supervisor
			Charlotte Kovac, Board Support Spc.
		Others	
		Present:	Caitlin O'Brien, Prosecuting Attorney

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

APPROVAL OF 03/10/2026 MINUTES

A motion was made to approve the March 10, 2026, meeting minutes. The motion carried unanimously.

DIVISION BUSINESS

Financial Report: Executive Officer (EO) Bird presented the Fiscal Year 2026, Quarter 3 Financial Report and the Restricted Funds Financial Report.

Legislative Update: EO Bird provided an update on legislation affecting DOPL and the Commission. [House Bill 703](#), the Executive Agency Legislation for Universal Discipline, was passed and will go into effect on July 1, 2026. [Senate Bill 1285](#), which amended Idaho Code § 54-2012 to recognize Idaho homeschool diplomas as acceptable for licensure purposes, was passed and became effective immediately upon the Governor's signature on March 26, 2026.

COMMISSION BUSINESS

Idaho REALTORS® Update: An update will be provided at the next scheduled meeting.

License Base Report: Licensing Supervisor (LS) Allstott presented the License Base Report recapping the total license count and active licenses from July 1, 2026, to May 8, 2026. New licenses issued saw an increase of 34% and renewals increased by 26%, resulting in a total active license count of 15,200.

Education Report: Training Specialist (TS) Young reported that the Commission Core 2026 course is being finalized and is expected to be released in early June. The Post License curriculum is being revised with TS Young reaching out to Subject Matter Experts for feedback. Education Program Specialist Ferguson updated the Commission on the progress of the Request for Proposal (RFP) for exam and fingerprint services and noted that the RFP is expected to be published by the end of May.

Commission Core 2026/IDW Conference Reports: Chair Johnston spoke of the importance of personal interactions of those in the industry and the positive impact the Provider Training had on individuals. Commissioner Jones shared her report on the case studies reviewing property disclosures and adverse material facts as well as the informative water rights section. Commissioner Hume raised concerns on AI and the need for guidance and education for agents. TS Young noted there was positive feedback from participants on topics such as case law updates, water rights, and artificial intelligence.

Artificial Intelligence Core Discussion: TS Young sought direction from the Commission on incorporating guidance on the use of Artificial Intelligence (AI) into the Commission Core 2026 course. TS Young noted that maintaining ongoing updates to the terms and conditions and ensuring the information stays current, would be challenging to monitor and update if included within the course itself. The Commission recommended that an AI Guideline should be added as reference material.

Continuing Education and Errors & Omissions Audits: A motion was made to amend the Joint Education & Investigation Proposal for Late Continuing Education and Late Errors & Omissions Insurance Violations Policy directing staff to send a letter of reprimand to first-time and second-time violators in lieu of requiring additional continuing education, effective immediately. The motion carried unanimously.

Brokerage Audit Fine Structure: Investigations Program Manager (IPM) Liddle sought guidance from the Commission on the Brokerage Audit Fine Structure. A motion was made to amend the Brokerage Audit Citation Fees previously delegated to staff, increasing the standard fines by a factor of ten. But to allow brokers to attend the Business Conduct and Office Operations course for first time offenders in lieu of paying the fine, at the broker's discretion. The motion carried unanimously.

ARELLO 2026 Mid-Year Conference Reports: Vice-Chair Dahlinger remarked on the attempts to regulate agents on social media. Commissioner Hume commented on AI usage by agents and consumers. Chair Johnston voiced concerns over the rise in scams and fraudulent activity such as licensees hiring others to take Continuing Education. Complaints are also becoming more complicated resulting in a need for investigators with practical knowledge and background.

Discipline Case Report: IPM Liddle provided an update on closed and current discipline cases.

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 for application 26-08 to inform the inquiring individual that their criminal history does not preclude them from licensure as contemplated by [Idaho Code §67-9410](#). The motion carried unanimously.

A motion was made to approve application 26-09. The motion carried unanimously.

A motion was made to deny applications 26-10 and 26-11. The motion carried unanimously.

A motion was made to deny reconsideration of application 26-13. The motion carried unanimously.

Motion(s) re: Discipline: A motion was made to close case numbers 1845795, 1877071, 1882746, 1943833, and 2012579 with no action. The motion carried unanimously.

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

A motion was made to table 1636977 pending additional investigation. The motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:47 PM.