

## Welcome New Members

- Scott Pierce – NAI Norris, Beggs & Simpson
- Rebecca Yarger – NAI Norris, Beggs & Simpson
- Brian Pelky – Norris & Stevens
- Thomas Sapp – Remax Equity Group Vancouver
- Hollie Wilson Haas – Keller Williams Realty
- Douglas Barnett – Keller Williams Vancouver
- Robert Johnson – Marathon Real Estate Services
- Gerald Lee – Bluestone & Hockley
- Ian Giammanco – Bluestone & Hockley
- Lew Reece – Bluestone & Hockley
- Robert Nelson – Bluestone & Hockley

## Members on the Move

- Aaron Watt  
Cushman & Wakefield
- Lily Ravencraft  
Apex
- Emily Mandic  
Ashforth Pacific
- Brad Benson  
Mainstreet Leader LLC



## Calendar of Events

- February 11<sup>th</sup>  
"Negotiating the Commercial Lease"  
Qualifies for Washington credit
- March 5<sup>th</sup>  
CAR Awards Celebration
- April 2<sup>nd</sup>  
Education Seminar
- April 21<sup>st</sup>  
CAR Quarterly Breakfast  
John Mitchell



## Portland Business License Tax Update

The Oregon Association of REALTORS® ("OAR") is leading an effort to challenge the City of Portland regarding the City's 2008 revision to its Business License Law, in which the City seeks to impose its business license tax on certain REALTORS® who have not been taxed previously.

The City of Portland Business License Law imposes an income-based tax on businesses operating in the City of Portland. In 2008, the City revised its Business License Law. One consequence of this revision is to extend the coverage of the tax to real estate brokers who engage in professional real estate activity only as agents of principal brokers.

However, Oregon law prohibits imposition of a business license tax on these non-principal brokers. ORS 696.365 states that "A city or county may not impose a business license tax on . . . a real estate broker who engages in professional real estate activity only as an agent of a principal real estate broker." Thus, it is OAR's opinion that the extension of Portland's business license law to non-principal real estate brokers is prohibited by state law.

Following the filing of a public records request that has resulted in little in the way of a response, OAR's legal counsel from the Schwabe Williamson & Wyatt firm sent a demand letter to the City of Portland on November 17, 2008 asking the City to suspend efforts to enforce the business license law against non-principal real estate brokers. As expected, the City responded that ORS 696.365 never truly exempted non-principal brokers from taxation and asserted the power to tax non-principal brokers, in spite of the statutory prohibition.

At present, OAR is preparing to file suit against the City to seek a judicial ruling that will halt enforcement of the business license tax against non-principal real estate brokers. OAR will provide updates to its CAR members as unfolds and progresses. Any questions regarding the lawsuit should be Andrea Bushnell @ [abushnell@oregonrealtors.org](mailto:abushnell@oregonrealtors.org) or 800-252-9115.



## Ask Doctor D



This space is usually reserved for questions from brokers needing assistance, and helpful answers that illustrate the truly generous spirit of fellow brokers. All too often, real estate brokers are criticized for an egotistical, "me first" approach to business and life in general.

In this regard, I'd like to share a brief story involving another one of "our own," and coincidentally, a former President of the CAR organization. I recently attended a Real Estate Investment Reception and overheard a genuinely heart-warming story of a selfless and heroic act.

A young woman from Fidelity National Title related that she had been hiking with friends along the Sandy River, when her dog, a miniature Papillion wearing a sweater, fell into the River. Without hesitation, Don Maltase stepped into the River and scooped the dog out as it was quickly going under, saving its life on the spot.

Don, who assuredly used up his nine lives years ago, modestly corroborated this story while correcting a few of the details of the account. His recollection was that he dove from a boat into Class 5 rapids on the Deschutes to save a Great Dane going under from the weight of chest waders and a 50 pound pack. Don remembered also wearing waders and pack at the time. Trivial details aside, this is a real testament to the unselfish sacrifice of someone we should all be proud to recognize, not only for his service to CAR and the brokerage community, but as an esteemed representative of our chosen profession.

Sincerely,  
Dr. D

## CAR Website Updates

Check out all the exciting new additions to [www.orcar.org](http://www.orcar.org)

- Apply for the 2009 Awards Celebration on March 5th
- Get updates from CREEC, PSU Center of Real Estate Quarterly Update & The University of Oregon Index of Indicators™
- Get linked to the NAR Commercial website
- Sponsor or attend a monthly CAR event
- Join a CAR Committee!

## Honoring CAR Committee Members

*Your contribution to CAR is immeasurable*

**Awards – Jacque Ritchie, Mike Tharp, Bob LeFeber, Kara Pearson, Charlie DiGregorio & Colleen Murphy**

**CARPAC – Gisel Hilner, Mike Tharp, Brian Black, Angela Retz, Charles Conrow, Mike Kapnick & Alan O'Leary**

**Communications – Kevin Joshi**

**Community Service – Dietra Stivhatis, Jacque Ritchie**

**Education – Jim Carver, Cara Nolan, Jeff Borlaug, Monte Haynes, Charlie Floberg & Teresa Fuhrer**

**Forms – Doug Magnusen, Todd Van Domelen, Joe Sosky, Tom Smith, Denise Case & Dan Drazan**

**Golf – Sean Scanlan, Kevin Joshi, Dirk Otis, Chris Johnson & Aaron Watt**

**Governmental Affairs – Brad Miller**

**Membership – Jim Lewis, Kevin Joshi, Miles Von Bergen, Nick Kucha, Joe Beehler, Tony Mendezona, Charlie Floberg, Greg Gonzales, Eric Turner, Doug Deurwaardar, Kelly Struhs,**

**PR – Lana Baldock, Chase Brand, Kari Klenk, Samantha Krajczynski, Kevin Joshi, Patricia Raicht**