



General Assembly

January Session, 2019

Raised Bill No. 7300

LCO No. 5450



Referred to Committee on GENERAL LAW

Introduced by:
(GL)

AN ACT CONCERNING THE LICENSING OF LEASING AGENTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-311 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2019*):

3 As used in this chapter, unless the context otherwise requires:

4 (1) "Real estate broker" or "broker" means (A) any person,
5 partnership, association, limited liability company or corporation
6 which acts for another person or entity and for a fee, commission or
7 other valuable consideration, lists for sale, sells, exchanges, buys or
8 rents, or offers or attempts to negotiate a sale, exchange, purchase or
9 rental of, an estate or interest in real estate, or a resale of a mobile
10 manufactured home, as defined in subdivision (1) of section 21-64, or
11 collects or offers or attempts to collect rent for the use of real estate,
12 and (B) any person, partnership, association, limited liability company
13 or corporation employed by or on behalf of the owner or owners of lots
14 or other parcels of real estate, at a stated salary, upon commission,
15 upon a salary and commission basis or otherwise to sell such real

16 estate, or any parts thereof, in lots or other parcels, and who sells or
17 exchanges, or offers, attempts or agrees to negotiate the sale or
18 exchange of, any such lot or parcel of real estate;

19 (2) "Real estate salesperson" or "salesperson" means a person
20 affiliated with any real estate broker as an independent contractor or
21 employed by a real estate broker to list for sale, sell or offer for sale, to
22 buy or offer to buy or to negotiate the purchase or sale or exchange of
23 real estate, or to offer for resale, a mobile manufactured home, as
24 defined in subdivision (1) of section 21-64, or to lease or rent or offer to
25 lease, rent or place for rent any real estate, or to collect or offer or
26 attempt to collect rent for the use of real estate for or on behalf of such
27 real estate broker, or who offers, sells or attempts to sell the real estate
28 or mobile manufactured homes of a licensed broker, or acting for
29 another as a designated seller agent or designated buyer agent, lists for
30 sale, sells, exchanges, buys or rents, or offers or attempts to negotiate a
31 sale, exchange, purchase or rental of, an estate or interest in real estate,
32 or a resale of a mobile manufactured home, as defined in subsection (a)
33 of section 21-64, or collects or offers or attempts to collect rent for the
34 use of real estate, but does not include employees of any real estate
35 broker whose principal occupation is clerical work in an office, or
36 janitors or custodians engaged principally in that occupation;

37 (3) "Engaging in the real estate business" means acting for another
38 and for a fee, commission or other valuable consideration in the listing
39 for sale, selling, exchanging, buying or renting, or offering or
40 attempting to negotiate a sale, exchange, purchase or rental of, an
41 estate or interest in real estate or a resale of a mobile manufactured
42 home, as defined in subdivision (1) of section 21-64, or collecting upon
43 a loan secured or to be secured by a mortgage or other encumbrance
44 upon or transfer of real estate;

45 (4) "Person" means any individual, partnership, association, limited
46 liability company or corporation;

47 (5) "Commission" means the Connecticut Real Estate Commission

48 appointed under the provisions of section 20-311a;

49 (6) "Designated agency" means the appointment by a real estate
50 broker of one or more brokers, leasing agents or salespersons affiliated
51 with or employed by the real estate broker to solely represent a buyer
52 or tenant as a designated buyer's agent and appoint another to
53 represent a seller or landlord as a designated seller's agent in a
54 transaction;

55 (7) "Designated buyer agent" means a broker or salesperson
56 designated by the real estate broker with whom the broker or
57 salesperson is affiliated or employed to solely represent a named buyer
58 or tenant client of the real estate broker during the term of a buyer
59 representation agreement or authorization;

60 (8) "Designated seller agent" means a leasing agent, broker or
61 salesperson designated by the real estate broker with whom the
62 broker, leasing agent or salesperson is affiliated or employed to solely
63 represent a named seller or landlord client of the real estate broker
64 during the term of a listing agreement or authorization; [and]

65 (9) "Commercial real estate transaction" means any transaction
66 involving the sale, exchange, lease or sublease of real property other
67 than real property containing any building or structure occupied or
68 intended to be occupied by no more than four families or a single
69 building lot to be used for family or household purposes; [.] and

70 (10) "Leasing agent" means any person, partnership, association,
71 limited liability company or corporation which acts for another person
72 or entity and, for a fee, commission or other valuable consideration,
73 engages in leasing or renting activity or offers or attempts to negotiate
74 a rental of, or collects or offers or attempts to collect rent for the use of
75 residential real estate.

76 Sec. 2. Section 20-311b of the general statutes is repealed and the
77 following is substituted in lieu thereof (*Effective October 1, 2019*):

78 (a) Within thirty days after the appointment of the members of the
79 commission, the commission shall meet in the city of Hartford for the
80 purpose of organizing by selecting such officers other than a
81 chairperson as the commission may deem necessary and appropriate.
82 A majority of the members of the commission shall constitute a
83 quorum for the exercise of the powers or authority conferred upon it.

84 (b) (1) The commission shall authorize the Department of Consumer
85 Protection to issue licenses to leasing agents, real estate brokers and
86 real estate salespersons.

87 (2) The commission shall administer the provisions of this chapter
88 as to licensure and issuance, renewal, suspension or revocation of
89 licenses concerning the real estate business.

90 (c) The commission shall be provided with the necessary office
91 space in Hartford by the Commissioner of Administrative Services.
92 The place of business of the commission and all files, records and
93 property of the commission shall at all times be and remain at such
94 office, except that inactive files shall be stored at a location designated
95 by the commission.

96 (d) The commission shall hold meetings and hearings in Hartford,
97 in space provided by the Commissioner of Administrative Services, or
98 at such places outside of Hartford as shall be determined by the
99 chairman of the commission. The commission shall meet at least once
100 in each three-month period and may meet more often at the call of its
101 chairman. The chairman of the commission shall call a meeting of the
102 commission whenever requested to do so by a majority of the
103 members of the commission.

104 (e) The commission shall vote on all matters requiring a decision
105 and votes shall be recorded in the commission's minutes.

106 Sec. 3. Section 20-312 of the general statutes is repealed and the
107 following is substituted in lieu thereof (*Effective October 1, 2019*):

108 (a) No person shall act as a leasing agent, real estate broker or real
109 estate salesperson without a license issued by the commission or the
110 Commissioner of Consumer Protection, unless exempt under this
111 chapter. The Commissioner of Consumer Protection may enter into
112 any contract for the purpose of administratively processing the
113 renewal of licenses on behalf of the commission.

114 (b) The practice of or the offer to practice real estate brokerage
115 business in this state by individual licensed real estate brokers or real
116 estate salespersons as a corporation, limited liability company,
117 partnership or limited liability partnership, a material part of the
118 business of which includes real estate brokerage, is permitted,
119 provided (1) the personnel of such corporation, limited liability
120 company, partnership or limited liability partnership who engage in
121 the real estate brokerage business as real estate brokers or real estate
122 salespersons, and the real estate brokers whose ownership, control,
123 membership or partnership interest is credited toward the
124 requirements of subdivision (3) of this subsection, are licensed or
125 exempt from licensure under this chapter, (2) the corporation, limited
126 liability company, partnership or limited liability partnership has been
127 issued a real estate broker license by the commission as provided in
128 this section and has paid the license or renewal fee required for a real
129 estate broker's license as set forth in section 20-314, as amended by this
130 act, and (3) except for a publicly traded corporation (A) with respect to
131 a corporation other than a nonstock corporation, one or more real
132 estate brokers own or control fifty-one per cent or more of the total
133 issued shares of the corporation, (B) with respect to a nonstock
134 corporation, one or more real estate brokers constitute at least fifty-one
135 per cent of the members of the nonstock corporation, (C) with respect
136 to a limited liability company, one or more real estate brokers own or
137 control at least fifty-one per cent of the interest in the limited liability
138 company, as defined in section 34-243a, or (D) with respect to a
139 partnership or limited liability partnership, one or more real estate
140 brokers' partnership interest, as defined in section 34-301, constitutes at
141 least fifty-one per cent of the total partnership interest. No such

142 corporation, limited liability company, partnership or limited liability
143 partnership shall be relieved of responsibility for the conduct or acts of
144 its agents, employees or officers by reason of its compliance with this
145 section, nor shall any individual practicing real estate brokerage be
146 relieved of responsibility for real estate services performed by reason
147 of the individual's employment or relationship with such corporation,
148 limited liability company, partnership or limited liability partnership.
149 The Real Estate Commission may refuse to authorize the issuance or
150 renewal of a license if any facts exist that would entitle the commission
151 to suspend or revoke an existing license.

152 (c) A corporation, limited liability company, partnership or limited
153 liability partnership desiring a real estate broker license shall file with
154 the commission or the commissioner an application on such forms and
155 in such manner as prescribed by the Department of Consumer
156 Protection. Each such corporation, limited liability company,
157 partnership or limited liability partnership shall file with the
158 commission a designation of at least one individual licensed or
159 qualified to be licensed as a real estate broker in this state who shall be
160 in charge of the real estate brokerage business of such corporation,
161 limited liability company, partnership or limited liability partnership
162 in this state. Such corporation, limited liability company, partnership
163 or limited liability partnership shall notify the commission of any
164 change in such designation not later than thirty days after such change
165 becomes effective.

166 (d) The Real Estate Commission may impose a fine of not more than
167 one thousand dollars on any corporation, limited liability company,
168 partnership or limited liability partnership that engages in real estate
169 business without a license required by this section. Any such
170 imposition of a fine by the commission shall be a proposed final
171 decision and submitted to the commissioner in accordance with the
172 provisions of subsection (b) of section 21a-7.

173 Sec. 4. Section 20-312a of the general statutes is repealed and the
174 following is substituted in lieu thereof (*Effective October 1, 2019*):

175 In any action brought by a third party against a real estate
176 salesperson or leasing agent affiliated with a real estate broker as an
177 independent contractor, such broker shall be liable to the same extent
178 as if such affiliate had been employed as a real estate salesperson or
179 leasing agent by such broker.

180 Sec. 5. Section 20-312b of the general statutes is repealed and the
181 following is substituted in lieu thereof (*Effective October 1, 2019*):

182 A licensed leasing agent, real estate broker or real estate salesperson
183 shall not be considered an employee under the provisions of section
184 31-275 if substantially all of the remuneration for the services
185 performed by such leasing agent, broker or salesperson, whether paid
186 in cash or otherwise, is directly related to sales or other output rather
187 than to the number of hours worked, and such services are performed
188 by the leasing agent, broker or salesperson pursuant to a written
189 contract that contains the following provisions:

190 (1) The leasing agent, broker or salesperson, for purposes of
191 workers' compensation, is engaged as an independent contractor
192 associated with the person for whom services are performed;

193 (2) The leasing agent, broker or salesperson shall be paid a
194 commission based on his gross sales or leases, if any, without
195 deduction for taxes, which commission shall be directly related to
196 sales, leases or other output;

197 (3) The leasing agent, broker or salesperson shall not receive any
198 remuneration related to the number of hours worked and shall not be
199 treated as an employee with respect to such services for purposes of
200 workers' compensation;

201 (4) The leasing agent, broker or salesperson shall be permitted to
202 work any hours he or she chooses;

203 (5) The leasing agent, broker or salesperson shall be permitted to
204 work out of his or her own home or the office of the person for whom

205 services are performed;

206 (6) The leasing agent, broker or salesperson shall be free to engage
207 in outside employment;

208 (7) The person for whom the services are performed may provide
209 office facilities and supplies for the use of the leasing agent, broker or
210 salesperson, but the leasing agent, broker or salesperson shall
211 otherwise pay his or her own expenses, including, but not limited to,
212 automobile, travel and entertainment expenses; and

213 (8) The contract may be terminated by [either party] the leasing
214 agent, broker or salesperson at any time upon notice given to the other.

215 Sec. 6. Section 20-314 of the general statutes is repealed and the
216 following is substituted in lieu thereof (*Effective October 1, 2019*):

217 (a) Licenses shall be granted under this chapter only to persons who
218 bear a good reputation for honesty, truthfulness and fair dealing and
219 who are competent to transact the business of a leasing agent, real
220 estate broker or real estate salesperson in such manner as to safeguard
221 the interests of the public.

222 (b) Each application for a license or for a renewal thereof shall be
223 made in writing, on such forms and in such manner as is prescribed by
224 the Department of Consumer Protection and accompanied by such
225 evidence in support of such application as is prescribed by the
226 commission. The commission may require such information with
227 regard to an applicant as the commission deems desirable, with due
228 regard to the paramount interests of the public, as to the honesty,
229 truthfulness, integrity and competency of the applicant and, where the
230 applicant is a corporation, association or partnership, as to the honesty,
231 truthfulness, integrity and competency of the officers of such
232 corporation or the members of such association or partnership.

233 (c) In order to determine the competency of any applicant for a
234 leasing agent's license, real estate broker's license or a real estate

235 salesperson's license, the commission or Commissioner of Consumer
236 Protection shall, on payment of an application fee of one hundred
237 twenty dollars by an applicant for a leasing agent's license, real estate
238 broker's license or an application fee of eighty dollars by an applicant
239 for a leasing agent's license or real estate salesperson's license, subject
240 such applicant to personal written examination as to the applicant's
241 competency to act as a leasing agent, real estate broker or real estate
242 salesperson, as the case may be. Such examination shall be prepared by
243 the Department of Consumer Protection or by a national testing
244 service designated by the Commissioner of Consumer Protection and
245 shall be administered to applicants by the Department of Consumer
246 Protection or by such testing service at such times and places as the
247 commissioner may deem necessary. The commission or Commissioner
248 of Consumer Protection may waive the uniform portion of the written
249 examination requirement in the case of an applicant who has taken the
250 national testing service examination in another state within two years
251 from the date of application and has received a score deemed
252 satisfactory by the commission or Commissioner of Consumer
253 Protection. The Commissioner of Consumer Protection shall adopt
254 regulations, in accordance with chapter 54, establishing passing scores
255 for examinations. In addition to such application fee, applicants taking
256 the examination administered by a national testing service shall be
257 required to pay directly to such testing service an examination fee
258 covering the cost of such examination. Each payment of such
259 application fee shall entitle the applicant to take such examination
260 within the one-year period from the date of payment.

261 (d) (1) Each applicant applying for a real estate broker's license on or
262 after July 1, 2016, shall, before being admitted to such examination,
263 prove to the satisfaction of the commission or the Commissioner of
264 Consumer Protection that the applicant (A) (i) has been actively
265 engaged for at least two years as a licensed real estate salesperson
266 under the supervision of a licensed real estate broker in this state, (ii)
267 has successfully completed a course approved by the commission or
268 commissioner in real estate principles and practices of at least sixty

269 classroom hours of study, (iii) has successfully completed a course
270 approved by the commission or commissioner in real estate legal
271 compliance consisting of at least fifteen classroom hours of study, (iv)
272 has successfully completed a course approved by the commission or
273 commissioner in real estate brokerage principles and practices
274 consisting of at least fifteen classroom hours, and (v) has successfully
275 completed two elective courses, each consisting of fifteen classroom
276 hours of study, as prescribed by the commission or commissioner, or
277 (B) has equivalent experience or education as determined by the
278 commission or commissioner.

279 (2) The commission or the Commissioner of Consumer Protection
280 shall waive the elective courses under subparagraph (A)(v) of
281 subdivision (1) of this subsection if the applicant has successfully
282 completed at least twenty real estate transactions within five years
283 immediately preceding the date of application. As used in this
284 subdivision, "real estate transaction" means any transaction in which
285 real property is legally transferred to another party or in which a lease
286 agreement is executed between a landlord and a tenant.

287 (3) Each applicant for a real estate salesperson's license shall, before
288 being admitted to such examination, prove to the satisfaction of the
289 commission or the Commissioner of Consumer Protection that the
290 applicant (A) has successfully completed a course approved by the
291 commission or commissioner in real estate principles and practices
292 consisting of at least sixty classroom hours of study, or (B) has
293 equivalent experience or education as determined by the commission
294 or commissioner.

295 (4) Each applicant for a leasing agent license shall, before being
296 admitted to such examination, prove to the satisfaction of the
297 commission or the Commissioner of Consumer Protection that the
298 applicant (A) has successfully completed a course approved by the
299 commission or commissioner in real estate principles and practices
300 consisting of at least thirty classroom hours of study, or (B) has
301 equivalent experience or education as determined by the commission

302 or commissioner.

303 (e) The provisions of subsections (c) and (d) of this section shall not
304 apply to any renewal of a real estate broker's license, or a real estate
305 salesperson's license issued prior to October 1, 1973.

306 (f) All licenses issued under the provisions of this chapter shall
307 expire annually. At the time of application for a real estate broker's
308 license, there shall be paid to the commission, for each individual
309 applicant and for each proposed active member or officer of a firm,
310 partnership, association or corporation, the sum of five hundred sixty-
311 five dollars, and for the annual renewal thereof, the sum of three
312 hundred seventy-five dollars and for a real estate salesperson's license
313 two hundred eighty-five dollars and for the annual renewal thereof the
314 sum of two hundred eighty-five dollars. Three dollars of each such
315 annual renewal fee shall be payable to the Real Estate Guaranty Fund
316 established pursuant to section 20-324a, as amended by this act. If a
317 license is not issued, the fee shall be returned. A real estate broker's
318 license issued to any partnership, association or corporation shall
319 entitle the individual designated in the application, as provided in
320 section 20-312, as amended by this act, upon compliance with the
321 terms of this chapter, but without the payment of any further fee, to
322 perform all of the acts of a real estate broker under this chapter on
323 behalf of such partnership, association or corporation. Any license
324 which expires and is not renewed pursuant to this subsection may be
325 reinstated by the commission, if, not later than two years after the date
326 of expiration, the former licensee pays to the commission for each real
327 estate broker's license the sum of three hundred seventy-five dollars
328 and for each real estate salesperson's license the sum of two hundred
329 eighty-five dollars for each year or fraction thereof from the date of
330 expiration of the previous license to the date of payment for
331 reinstatement, except that any licensee whose license expired after
332 such licensee entered military service shall be reinstated without
333 payment of any fee if an application for reinstatement is filed with the
334 commission within two years after the date of expiration. Any such
335 reinstated license shall expire on the next succeeding March thirty-first

336 for real estate brokers or the next succeeding May thirty-first for real
337 estate salespersons.

338 (g) Any person whose application has been filed as provided in this
339 section and who is refused a license shall be given notice and afforded
340 an opportunity for hearing as provided in the regulations adopted by
341 the Commissioner of Consumer Protection.

342 (h) Leasing agents may engage only in residential leasing activities
343 for which a license is required under this chapter. Nothing in this
344 section shall be construed to require a licensed broker or salesperson to
345 obtain a leasing agent license in order to perform leasing activities.
346 Licensed leasing agents may not engage in any activity that would
347 otherwise require a broker or salesperson's license, including, but not
348 limited to, selling, offering for sale, negotiating for sale, listing or
349 showing for sale, entering into lease-to-own agreements, or referring
350 for sale or lease of commercial real estate. Licensed leasing agents shall
351 be (1) employed by or affiliated with a sponsoring broker, or (2)
352 employed by the real property owner of record of the property being
353 offered for lease. If employed by or contracting with a real property
354 owner to provide leasing services for such owner, the leasing agent
355 shall obtain a written contract with such property owner to
356 demonstrate the employment or contract relationship prior to
357 engaging in leasing activity at the property.

358 Sec. 7. Section 20-316 of the general statutes is repealed and the
359 following is substituted in lieu thereof (*Effective October 1, 2019*):

360 (a) The commission or Commissioner of Consumer Protection shall
361 not deny a license under this chapter to any applicant who has been
362 convicted of forgery, embezzlement, obtaining money under false
363 pretenses, extortion, criminal conspiracy to defraud or other like
364 offense or offenses, or to any association or partnership of which such
365 person is a member, or to any corporation of which such person is an
366 officer or in which as a stockholder such person has or exercises a
367 controlling interest either directly or indirectly, except in accordance

368 with the provisions of section 46a-80.

369 (b) No license under this chapter shall be issued by the Department
370 of Consumer Protection to any applicant (1) whose application for a
371 license as a real estate broker, leasing agent or real estate salesperson
372 has, within one year prior to the date of his or her application under
373 this chapter, been rejected in this state, in any other state or in the
374 District of Columbia or (2) whose license as a real estate broker, leasing
375 agent or real estate salesperson has, within one year prior to the date of
376 his or her application under this chapter, been revoked in this state, in
377 any other state or in the District of Columbia.

378 (c) No license as a real estate broker, leasing agent or real estate
379 salesperson shall be issued under this chapter to any person who has
380 not attained the age of eighteen years.

381 (d) The provisions of this section shall apply to any applicant for a
382 license under this chapter, whether or not such applicant was engaged
383 in the real estate business in this state on July 1, 1953, and whenever
384 the applicant's application is filed.

385 Sec. 8. Section 20-317 of the general statutes is repealed and the
386 following is substituted in lieu thereof (*Effective October 1, 2019*):

387 (a) A person licensed in another state as a real estate broker or
388 salesperson may become a leasing agent, real estate broker or real
389 estate salesperson in this state by conforming to all of the provisions of
390 this chapter. The commission or Commissioner of Consumer
391 Protection shall recognize a current, valid license issued to a currently
392 practicing, competent real estate broker or real estate salesperson by
393 another state as satisfactorily qualifying the broker or salesperson for a
394 license as a leasing agent, real estate broker or real estate salesperson
395 under this chapter, provided (1) the laws of the state in which the
396 broker or salesperson is licensed require that applicants for licenses as
397 real estate brokers and real estate salespersons establish their
398 competency by written examinations and allow licenses to be issued to
399 residents of the state of Connecticut, licensed under this chapter,

400 without examination, (2) the licensure requirements of such state are
401 substantially similar to or higher than those of this state, and (3) the
402 broker or salesperson has no disciplinary proceeding or unresolved
403 complaint pending against the broker or salesperson. If the applicant is
404 licensed in a state that does not have such requirements, such
405 applicant shall be required to pass the Connecticut portion of the real
406 estate examination.

407 (b) Every applicant licensed in another state shall file an irrevocable
408 consent that suits and actions may be commenced against such
409 applicant in the proper court in any judicial district of the state in
410 which a cause of action may arise or in which the plaintiff may reside,
411 by the service of any process or pleading, authorized by the laws of
412 this state, on the chairperson of the commission, such consent
413 stipulating and agreeing that such service of such process or pleading
414 shall be taken and held in all courts to be as valid and binding as if
415 service had been made upon such applicant in the state of Connecticut.
416 If any process or pleadings under this chapter are served upon the
417 chairperson, it shall be by duplicate copies, one of which shall be filed
418 in the office of the commission, and the other immediately forwarded
419 by registered or certified mail, to the applicant against whom such
420 process or pleadings are directed, at the last-known address of such
421 applicant as shown by the records of the commission. No default in
422 any such proceedings or action shall be taken unless it appears by
423 affidavit of the chairperson of the commission that a copy of the
424 process or pleading was mailed to the defendant as required by this
425 subsection, and no judgment by default shall be taken in any such
426 action or proceeding within twenty days after the date of mailing of
427 such process or pleading to the out-of-state defendant.

428 Sec. 9. Section 20-319 of the general statutes is repealed and the
429 following is substituted in lieu thereof (*Effective October 1, 2019*):

430 (a) The commission shall authorize the Department of Consumer
431 Protection to issue an annual renewal license to any applicant who
432 possesses the qualifications specified in and otherwise has complied

433 with the provisions of this chapter and any regulation adopted under
434 this chapter. The commission shall authorize said department to issue
435 an annual renewal of a real estate broker's license to any entity licensed
436 pursuant to subsection (b) of section 20-312, as amended by this act,
437 provided such entity: (1) Was so licensed as of September 30, 2005,
438 notwithstanding the fact such entity does not meet the requirements
439 for publicly traded corporations required by subdivision (3) of
440 subsection (b) of section 20-312, as amended by this act, or (2) changes
441 its designated real estate broker pursuant to subsection (c) of section
442 20-312, as amended by this act.

443 (b) There is hereby established an annual renewal license to be
444 issued by the Department of Consumer Protection. Persons licensed in
445 accordance with the provisions of this chapter shall fulfill a continuing
446 education requirement. Applicants for an annual renewal license for
447 real estate brokers, leasing agents or real estate salespersons shall, in
448 addition to the other requirements imposed by the provisions of this
449 chapter, in any even-numbered year, submit proof of compliance with
450 the continuing education requirements of this subsection to the
451 commission, accompanied by an eight-dollar processing fee. The
452 continuing education requirement may be satisfied by successful
453 completion of any of the following during the two-year period
454 preceding such renewal: (1) A course or courses, approved by the
455 commission, of continuing education in current real estate practices
456 and licensing laws [, including, but not limited to, practices and laws
457 concerning common interest communities,] consisting of not less than
458 twelve hours of classroom study, which course curriculum shall be
459 prescribed in regulations adopted pursuant to subsection (d) of this
460 section; or (2) a written examination prepared and administered by
461 either the Department of Consumer Protection, or by a national testing
462 service approved by the department, which demonstrates a knowledge
463 of current real estate practices and licensing laws; or (3) equivalent
464 continuing educational experience or study as determined by
465 regulations adopted pursuant to subsection (d) of this section. An
466 applicant for examination under subdivision (2) of this subsection shall

467 pay the required examination fee to the national testing service, if
468 administered by such testing service, or to the Department of
469 Consumer Protection, if administered by the department.

470 (c) If the commission refuses to grant an annual renewal license, the
471 licensee or applicant, upon written notice received as provided for in
472 this chapter, may have recourse to any of the remedies provided by
473 sections 20-314, as amended by this act, and 20-322.

474 (d) The Commissioner of Consumer Protection, in consultation with
475 the commission, shall adopt regulations, in accordance with chapter
476 54, concerning the approval of schools, institutions or organizations
477 offering courses in current real estate practices and licensing laws,
478 including, but not limited to, practices and laws concerning common
479 interest communities, and the content of such courses. Such
480 regulations shall include, but not be limited to: (1) Specifications for
481 meeting equivalent continuing educational experience or study; (2)
482 exceptions from continuous education requirements for reasons of
483 health or instances of individual hardship. No school, institution or
484 organization that offers a course in current real estate practices and
485 licensing laws may be disapproved solely because its courses are
486 offered or taught by electronic means, and no course may be
487 disapproved solely because it is offered or taught by electronic means.

488 Sec. 10. Section 20-319a of the general statutes is repealed and the
489 following is substituted in lieu thereof (*Effective October 1, 2019*):

490 (a) Any licensed real estate salesperson or leasing agent who
491 transfers his or her employment from one broker or property owner to
492 another or his or her affiliation with a broker or property owner as an
493 independent contractor shall register such transfer with, and pay a
494 registration fee of twenty-five dollars to, the commission.

495 (b) A fee of twenty-five dollars shall be paid to the commission for
496 the issuance of a license certification.

497 Sec. 11. Section 20-320 of the general statutes is repealed and the

498 following is substituted in lieu thereof (*Effective October 1, 2019*):

499 The Department of Consumer Protection may, upon the request of
500 the commission or upon the verified complaint in writing of any
501 person, if such complaint, or such complaint together with evidence,
502 documentary or otherwise, presented in connection with such
503 complaint, shall make out a prima facie case, investigate the actions of
504 any leasing agent, real estate broker or real estate salesperson or any
505 person who assumes to act in any of such capacities within this state.
506 The commission may temporarily suspend or permanently revoke any
507 license issued under the provisions of this chapter and, in addition to
508 or in lieu of such suspension or revocation, may, in its discretion,
509 impose a fine of not more than two thousand dollars per violation at
510 any time when, after proceedings as provided in section 20-321, the
511 commission finds that the licensee has by false or fraudulent
512 misrepresentation obtained a license or that the licensee is guilty of
513 any of the following: (1) Making any material misrepresentation; (2)
514 making any false promise of a character likely to influence, persuade
515 or induce; (3) acting as an agent for more than one party in a
516 transaction without the knowledge of all parties for whom the licensee
517 acts; (4) representing or attempting to represent a real estate broker
518 other than the licensee's employer or the broker with whom the
519 licensee is affiliated, without the express knowledge and consent of the
520 licensee's employer or affiliated broker; (5) failing, within a reasonable
521 time, to account for or remit any moneys coming into the licensee's
522 possession which belong to others; (6) entering into an exclusive listing
523 contract or buyer agency contract which contains a fixed termination
524 date if such contract also provides for an automatic continuation of the
525 period of such contract beyond such date; (7) failing to deliver
526 immediately a copy of any instrument to any party or parties
527 executing the instrument, where such instrument has been prepared
528 by the licensee or under the licensee's supervision and where such
529 instrument relates to the employment of the licensee or to any matters
530 pertaining to the consummation of a lease, or the purchase, sale or
531 exchange of real property or any other type of real estate transaction in

532 which the licensee may participate as a broker, leasing agent or a
533 salesperson; (8) conviction in a court of competent jurisdiction of
534 forgery, embezzlement, obtaining money under false pretenses,
535 larceny, extortion, conspiracy to defraud, or other like offense or
536 offenses, provided suspension or revocation under this subdivision
537 shall be subject to the provisions of section 46a-80; (9) collecting
538 compensation in advance of services to be performed and failing, upon
539 demand of the person paying the compensation or the commission, to
540 render an accounting of the use of such money; (10) commingling
541 funds of others with the licensee's own, or failing to keep funds of
542 others in an escrow or trustee account; (11) any act or conduct which
543 constitutes dishonest, fraudulent or improper dealings; (12) failing to
544 provide the disclosures required by section 20-325c; (13) a violation of
545 any provision of this chapter or any regulation adopted under this
546 chapter. Any such suspension or revocation of a license or imposition
547 of a fine by the commission shall be a proposed final decision and
548 submitted to the commissioner in accordance with the provisions of
549 subsection (b) of section 21a-7. Any fine collected pursuant to this
550 section shall be deposited in the Real Estate Guaranty Fund established
551 pursuant to section 20-324a, as amended by this act.

552 Sec. 12. Section 20-320a of the general statutes is repealed and the
553 following is substituted in lieu thereof (*Effective October 1, 2019*):

554 (a) No real estate broker, leasing agent or real estate salesperson, no
555 person affiliated with such broker or salesperson, and no person
556 engaging in the real estate business may receive a fee, commission or
557 other form of referral fee for the referral of any buyer of real property
558 to (1) an attorney-at-law admitted to practice in this state or any person
559 affiliated with such attorney or (2) any mortgage broker, any lender, as
560 defined in subdivision (5) of section 49-31d, or any person affiliated
561 with such mortgage broker or lender.

562 (b) The Department of Consumer Protection may, upon the request
563 of the commission or upon the verified complaint in writing of any
564 person, if such complaint, or such complaint together with evidence,

565 documentary or otherwise, presented in connection with such
566 complaint, shall make out a prima facie case, investigate the actions of
567 any real estate broker or real estate salesperson or any person who
568 assumes to act in any of such capacities within this state. The
569 commission may temporarily suspend or permanently revoke any
570 license issued under the provisions of this chapter, and, in addition to
571 or in lieu of such suspension or revocation, may, in its discretion,
572 impose a fine of not more than one thousand dollars for the first
573 offense at any time when, after proceedings as provided in section 20-
574 321, the commission finds that the licensee is guilty of violating any of
575 the provisions of subsection (a) of this section. Any such suspension or
576 revocation of a license or imposition of a fine by the commission shall
577 be a proposed final decision and submitted to the commissioner in
578 accordance with the provisions of subsection (b) of section 21a-7.

579 Sec. 13. Section 20-320b of the general statutes is repealed and the
580 following is substituted in lieu thereof (*Effective October 1, 2019*):

581 (a) A real estate broker, leasing agent or real estate salesperson
582 licensed under this chapter shall not influence residential real estate
583 appraisals. For the purposes of this section, "influence residential real
584 estate appraisals" includes, but is not limited to, refusal or intentional
585 failure to refer a homebuyer, or encouraging other real estate brokers,
586 leasing agents or real estate salespersons not to refer a homebuyer, to a
587 mortgage broker, as defined in section 36a-760, or a lender, as defined
588 in section 36a-760, based solely on the fact that the mortgage broker or
589 lender uses an appraiser who has provided an appraisal reflecting a
590 fair market value estimate that was less than the sale contract price.

591 (b) Violations of subsection (a) of this section shall be subject to the
592 actions and penalties set forth in section 20-320, as amended by this
593 act.

594 Sec. 14. Section 20-323 of the general statutes is repealed and the
595 following is substituted in lieu thereof (*Effective October 1, 2019*):

596 Any licensee under this chapter who is convicted of a violation of

597 any of the offenses enumerated in subdivision (8) of section 20-320,
598 [shall] as amended by this act, may incur a forfeiture of his license and
599 all moneys that may have been paid for such license. The clerk of any
600 court in which such conviction has been rendered shall forward to the
601 commission without charge a certified copy of such conviction. The
602 [commission, upon the receipt of a copy of the judgment of conviction,
603 shall, not later than ten days after such receipt, notify the licensee, in
604 writing, of the revocation of his license. Such notice shall be conclusive
605 of the revocation of such license] commissioner may revoke such
606 licensee's license after proceedings as provided in section 20-321.
607 Application for reinstatement of such license shall be subject to the
608 provisions of section 46a-80.

609 Sec. 15. Section 20-324a of the general statutes is repealed and the
610 following is substituted in lieu thereof (*Effective October 1, 2019*):

611 The commission shall establish and maintain a Real Estate Guaranty
612 Fund from which, subject to the provisions of sections 20-324a to 20-
613 324j, inclusive, any person aggrieved by any action of a leasing agent,
614 real estate broker or real estate salesperson, duly licensed in this state
615 under section 20-312, as amended by this act, by reason of the
616 embezzlement of money or property, or money or property unlawfully
617 obtained from any person by false pretenses, artifice or forgery or by
618 reason of any fraud, misrepresentation or deceit by or on the part of
619 any such leasing agent, real estate broker or real estate salesperson or
620 the unlicensed employee of any such real estate broker, may recover,
621 upon approval by the commission of an application brought pursuant
622 to the provisions of section 20-324e, as amended by this act,
623 compensation in an amount not exceeding in the aggregate the sum of
624 twenty-five thousand dollars in connection with any one real estate
625 transaction or claim, regardless of the number of persons aggrieved or
626 parcels of real estate involved in such real estate transaction or claim.

627 Sec. 16. Section 20-324b of the general statutes is repealed and the
628 following is substituted in lieu thereof (*Effective October 1, 2019*):

629 Any person who receives a leasing agent, real estate broker's or real
630 estate salesperson's license under this chapter for the first time shall
631 pay an additional one-time fee of twenty dollars in addition to all other
632 fees payable, which additional fee shall be credited to the Real Estate
633 Guaranty Fund. The Real Estate Guaranty Fund shall also be credited
634 as provided in sections 20-314, as amended by this act, and 20-320, as
635 amended by this act.

636 Sec. 17. Section 20-324e of the general statutes is repealed and the
637 following is substituted in lieu thereof (*Effective October 1, 2019*):

638 (a) When any aggrieved person commences any action for a
639 judgment which may result in collection from the Real Estate Guaranty
640 Fund, the aggrieved person shall notify the commission in writing to
641 this effect at the time of the commencement of such action. Such
642 written notice shall toll the time for making application to the
643 commission pursuant to section 20-324d. The commission shall have
644 the right to enter an appearance, intervene in or defend any such
645 action and may waive the required written notice for good cause
646 shown.

647 (b) When any aggrieved person recovers a valid judgment in the
648 Superior Court against any real estate broker, leasing agent or real
649 estate salesperson or the unlicensed employee of any such real estate
650 broker for loss or damages sustained by reason of the embezzlement of
651 money or property, or money or property unlawfully obtained from
652 any person by false pretenses, artifice or forgery or by reason of any
653 fraud, misrepresentation or deceit by or on the part of such real estate
654 broker, leasing agent or salesperson or the unlicensed employee of any
655 such real estate broker, such aggrieved person may upon the final
656 determination of, or expiration of time for appeal in connection with,
657 any judgment, apply to the commission for an order directing payment
658 out of the Real Estate Guaranty Fund of the amount unpaid upon the
659 judgment, subject to the limitations stated in section 20-324, as
660 amended by this act, and the limitations specified in this section.

661 (c) The commission shall proceed upon such application in a
662 summary manner, and, upon the hearing thereof, the aggrieved person
663 shall be required to show: (1) He or she is not a spouse of the debtor or
664 the personal representative of such spouse; (2) he or she has complied
665 with all the requirements of this section; (3) he or she has obtained a
666 judgment as provided in subsection (b) of this section, stating the
667 amount thereof and the amount owing thereon at the date of the
668 application; (4) he or she has caused to be issued a writ of execution
669 upon the judgment and the officer executing the same has made a
670 return showing that no personal or real property of the judgment
671 debtor liable to be levied upon in satisfaction of the judgment could be
672 found, or that the amount realized on the sale of them or of such of
673 them as were found, under the execution, was insufficient to satisfy the
674 judgment, stating the amount so realized and the balance remaining
675 due on the judgment after application thereon of the amount realized;
676 (5) he or she has made all reasonable searches and inquiries to
677 ascertain whether the judgment debtor possesses real or personal
678 property or other assets, liable to be sold or applied in satisfaction of
679 the judgment; (6) that by such search he or she has discovered no
680 personal or real property or other assets liable to be sold or applied, or
681 that he has discovered certain of them, describing them, owned by the
682 judgment debtor and liable to be so applied, and that he or she has
683 taken all necessary action and proceedings for the realization thereof,
684 and that the amount thereby realized was insufficient to satisfy the
685 judgment, stating the amount so realized and the balance remaining
686 due on the judgment after application of the amount realized.

687 (d) Whenever the aggrieved person satisfies the commission that it
688 is not practicable to comply with one or more of the requirements
689 enumerated in subdivisions (4), (5) and (6) of subsection (c) of this
690 section and that the aggrieved person has taken all reasonable steps to
691 collect the amount of the judgment or the unsatisfied part thereof and
692 has been unable to collect the same, the commission may in its
693 discretion waive such requirements.

694 (e) The commission shall order payment from the Real Estate

695 Guaranty Fund of any sum it shall find to be payable upon the claim,
696 pursuant to the provisions of and in accordance with the limitations
697 contained in this section and section 20-324a, as amended by this act, if
698 the commission is satisfied, upon the hearing, of the truth of all matters
699 required to be shown by the aggrieved person by subsection (c) of this
700 section and that the aggrieved person has fully pursued and exhausted
701 all remedies available to him or her for recovering the amount
702 awarded by the judgment of the court.

703 (f) If the commission pays from the Real Estate Guaranty Fund any
704 amount in settlement of a claim or toward satisfaction of a judgment
705 against a licensed real estate broker, leasing agent or real estate
706 salesperson pursuant to an order under subsection (e) of this section,
707 such broker, leasing agent or salesperson shall not be eligible to receive
708 a new license until he or she has repaid in full, plus interest at a rate to
709 be determined by the commission and which shall reflect current
710 market rates, the amount paid from the fund on his or her account. A
711 discharge in bankruptcy shall not relieve a person from the penalties
712 and disabilities provided in this subsection.

713 (g) If, at any time, the money deposited in the Real Estate Guaranty
714 Fund is insufficient to satisfy any duly authorized claim or portion
715 thereof, the commission shall, when sufficient money has been
716 deposited in the fund, satisfy such unpaid claims or portions thereof,
717 in the order that such claims or portions thereof were originally filed,
718 plus accumulated interest at the rate of four per cent a year.

719 Sec. 18. Section 20-325 of the general statutes is repealed and the
720 following is substituted in lieu thereof (*Effective October 1, 2019*):

721 Any person who engages in the business of a leasing agent, real
722 estate broker or real estate salesperson without obtaining a license as
723 provided in this chapter shall be fined not more than one thousand
724 dollars or imprisoned not more than six months or both, and shall be
725 ineligible to obtain a license for one year from the date of conviction of
726 such offense, except that the commission or Commissioner of

727 Consumer Protection may grant a license to such person within such
728 one-year period upon application and after a hearing on such
729 application.

730 Sec. 19. Section 20-325b of the general statutes is repealed and the
731 following is substituted in lieu thereof (*Effective October 1, 2019*):

732 (a) Each written agreement which fixes the compensation to be paid
733 to a real estate broker for the sale, lease or purchase of real property
734 shall contain the following statement in not less than ten point
735 boldface type or in a manner which otherwise stands out significantly
736 from the text immediately preceding any provision of such agreement
737 relating to compensation of the broker:

738 "NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER
739 COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH
740 BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN
741 YOU AND THE BROKER."

742 (b) Each written agreement which fixes the compensation to be paid
743 to a leasing agent for the lease of real property shall contain the
744 following statement in not less than ten point boldface type or in a
745 manner which otherwise stands out significantly from the text
746 immediately preceding any provision of such agreement relating to
747 compensation of the leasing agent:

748 "NOTICE: THE AMOUNT OR RATE OF LEASING AGENT
749 COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH
750 LEASING AGENT INDIVIDUALLY AND MAY BE NEGOTIABLE
751 BETWEEN YOU AND THE LEASING AGENT."

752 Sec. 20. Section 20-325d of the general statutes is repealed and the
753 following is substituted in lieu thereof (*Effective October 1, 2019*):

754 On and after January 1, 2018, a real estate broker, leasing agent or
755 real estate salesperson licensed under this chapter who represents a
756 seller, lessor, prospective purchaser or lessee in a real estate transaction

757 shall disclose, in writing, the identity of his or her client to any party to
758 the transaction who is not represented by another real estate broker,
759 leasing agent or real estate salesperson licensed under this chapter. The
760 real estate broker, leasing agent or real estate salesperson shall make
761 the disclosure required under this section: (1) If the transaction
762 concerns residential real property, as defined in section 20-325c, (A) at
763 the beginning of the first personal meeting concerning the prospective
764 purchaser's or lessee's specific needs in the transaction, or (B) at the
765 beginning of the first personal meeting with the seller or lessor
766 concerning the seller's or lessor's real property; or (2) if the transaction
767 is a commercial real estate transaction, as defined in section 20-311, as
768 amended by this act, before the prospective purchaser or lessee signs
769 the purchase contract or lease. Such disclosure shall be signed by a
770 prospective purchaser or lessee and attached to any offer or agreement
771 to purchase or lease signed by a prospective purchaser or lessee. The
772 Commissioner of Consumer Protection shall adopt such regulations, in
773 accordance with chapter 54, as the commissioner deems necessary to
774 carry out the provisions of this section.

775 Sec. 21. Section 20-325h of the general statutes is repealed and the
776 following is substituted in lieu thereof (*Effective October 1, 2019*):

777 (a) No real estate licensee shall: (1) Reveal confidential information
778 concerning a person whom the real estate licensee represented either
779 as an agent, designated buyer agent or a designated seller agent; (2)
780 use confidential information concerning that person to the person's
781 disadvantage; or (3) use confidential information concerning that
782 person for the real estate broker's, leasing agent's or real estate
783 salesperson's advantage or the advantage of a third party, except as
784 required by legal process, as necessary to defend the real estate broker,
785 leasing agent or real estate salesperson from allegations of wrongful or
786 negligent conduct, or as necessary to prevent the commission of a
787 crime.

788 (b) As used in this section, "confidential information" means facts
789 concerning a person's assets, liabilities, income, expenses, motivations

790 to purchase, rent or sell real property and previous offers received or
791 made to purchase or lease real property which are not authorized by
792 the client, a matter of general knowledge, part of a public record or file
793 to which access is authorized pursuant to section 1-210 or otherwise
794 subject to disclosure under any other provision of the general statutes
795 or any regulation of Connecticut state agencies.

796 Sec. 22. Section 20-325m of the general statutes is repealed and the
797 following is substituted in lieu thereof (*Effective October 1, 2019*):

798 Any real estate broker licensed under the provisions of this chapter
799 who engages in the real estate business, as defined in section 20-311, as
800 amended by this act, shall retain the following records for a period of
801 not less than seven years after any real estate transaction closes, all
802 funds held in escrow for such transaction are disbursed or the listing
803 agreement or buyer or tenant representation agreement expires,
804 whichever occurs later: (1) All purchase contracts, leases, options,
805 written offers or counteroffers drafted by such broker or on behalf of
806 such broker; (2) the listing agreement or buyer or tenant representation
807 agreement, any extensions of or amendments to such agreements and
808 any disclosures or agreements required pursuant to sections 20-325a to
809 20-325l, inclusive; and (3) all canceled checks, unused checks,
810 checkbooks and bank statements for any escrow or trust account
811 maintained pursuant to section 20-324k. Such records may be retained
812 in any format, electronic or otherwise, capable of producing an
813 accurate copy in paper format of the original document. Leasing
814 agents shall retain copies of any property owner representation or
815 employment agreements and all tenant representation agreements for
816 a period of seven years.

817 Sec. 23. Section 20-328 of the general statutes is repealed and the
818 following is substituted in lieu thereof (*Effective October 1, 2019*):

819 The Commissioner of Consumer Protection, with advice and
820 assistance from the commission, may adopt regulations, in accordance
821 with chapter 54, relating to the form and manner of filing applications

822 for licenses under this chapter and the manner in which licensed real
823 estate brokers and licensed leasing agents, real estate salespersons
824 shall conduct the real estate business.

825 Sec. 24. Section 20-329 of the general statutes is repealed and the
826 following is substituted in lieu thereof (*Effective October 1, 2019*):

827 The provisions of this chapter concerning the licensure of real estate
828 brokers, leasing agents and real estate salespersons shall not apply to:
829 (1) Any person who as owner or lessor performs any of the acts
830 enumerated in section 20-311, as amended by this act, with reference to
831 property owned, leased or sought to be acquired or leased by the
832 person, or to the person's regular employees who are employed as on-
833 site residential superintendents or custodians, with respect to the
834 property so owned or leased or sought to be acquired or leased when
835 such acts are performed in the regular course of, or incident to, the
836 management of such property and the investment therein; (2) any
837 person acting as attorney-in-fact under a duly executed power of
838 attorney from the owner authorizing the final consummation by
839 performance of any contract for the sale, leasing or exchange of real
840 estate, or to service rendered by any attorney-at-law in the
841 performance of the attorney-at-law's duties as such attorney-at-law; (3)
842 a receiver, trustee in bankruptcy, administrator, executor or other
843 fiduciary, while acting as such, or any person selling real estate under
844 order of any court, or to a trustee acting under a trust agreement, deed
845 of trust or will, or the regular salaried employees thereof; (4) witnesses
846 in court as to the values of real estate; (5) persons in the employ of the
847 federal or state government or any political subdivision thereof while
848 acting in the course of such employment; (6) any employee of any
849 nonprofit housing corporation that (A) has been certified as a tax-
850 exempt organization under Section 501(c)(3) of the Internal Revenue
851 Code of 1986, or any subsequent corresponding internal revenue code
852 of the United States, as from time to time amended, and manages a
853 housing project, or (B) manages a housing project assisted in whole or
854 in part by the federal government pursuant to Section 8 of The United
855 States Housing Act of 1937, as amended from time to time, while such

856 employee is performing duties in the regular course of, or incidental
 857 to, the management of such housing project; (7) any person licensed to
 858 maintain or operate a mobile manufactured home park under chapter
 859 412 who performs any of the acts enumerated in section 20-311, as
 860 amended by this act, with reference to lots or mobile manufactured
 861 homes within the park or to the person's employees with respect to lots
 862 or mobile manufactured homes within such park when such acts are
 863 performed in the regular course of, or incidental to, the management of
 864 such property and the investment therein; (8) persons licensed as
 865 sellers of mobile manufactured homes under section 21-67; or (9) any
 866 person or such person's regular employee who, as owner, lessor,
 867 licensor, manager, representative or agent manages, leases, or licenses
 868 space on or in a tower, building or other structure for (A) "personal
 869 wireless services facilities" or facilities for "private mobile service" as
 870 those terms are defined in 47 USC 332, which facilities shall be
 871 unattended, and the installation and maintenance of related devices
 872 authorized by the Federal Communications Commission, and ancillary
 873 equipment used to operate such devices and equipment shelters
 874 therefor, in an area not to exceed three hundred sixty square feet for
 875 any one service established by the Federal Communications
 876 Commission in 47 CFR, as amended from time to time, by a provider
 877 of any such service, and (B) any right appropriate to access such
 878 facilities and connect or use utilities in connection with such facilities.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2019</i>	20-311
Sec. 2	<i>October 1, 2019</i>	20-311b
Sec. 3	<i>October 1, 2019</i>	20-312
Sec. 4	<i>October 1, 2019</i>	20-312a
Sec. 5	<i>October 1, 2019</i>	20-312b
Sec. 6	<i>October 1, 2019</i>	20-314
Sec. 7	<i>October 1, 2019</i>	20-316
Sec. 8	<i>October 1, 2019</i>	20-317
Sec. 9	<i>October 1, 2019</i>	20-319
Sec. 10	<i>October 1, 2019</i>	20-319a

Sec. 11	<i>October 1, 2019</i>	20-320
Sec. 12	<i>October 1, 2019</i>	20-320a
Sec. 13	<i>October 1, 2019</i>	20-320b
Sec. 14	<i>October 1, 2019</i>	20-323
Sec. 15	<i>October 1, 2019</i>	20-324a
Sec. 16	<i>October 1, 2019</i>	20-324b
Sec. 17	<i>October 1, 2019</i>	20-324e
Sec. 18	<i>October 1, 2019</i>	20-325
Sec. 19	<i>October 1, 2019</i>	20-325b
Sec. 20	<i>October 1, 2019</i>	20-325d
Sec. 21	<i>October 1, 2019</i>	20-325h
Sec. 22	<i>October 1, 2019</i>	20-325m
Sec. 23	<i>October 1, 2019</i>	20-328
Sec. 24	<i>October 1, 2019</i>	20-329

Statement of Purpose:

To create a new license for leasing agents.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]