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January 20, 2012

The Honorable Dennis Egan
Alaska State Legislature
120 4th Street
State Capitol, Room 3
Juneau, Alaska 99801-1182

RE: Senate Bill 158 - An Act relating to the Real Estate Commission; and providing for an effective date."

Dear Senator Egan,

The Alaska Association of Realtors® with over 1,600 members statewide would like to express our appreciation for your sponsoring Senate Bill 158 to address issues of concern to our members. Senate Bill 158 resolves three problems identified by our members.

First, SB 158 provides the Alaska Real Estate Commission (AREC) to designate a licensee to administer closing down a real estate brokerage for medical reasons or for violation of law. This allows the AREC to designate a licensed Realtor to manage the closing of the brokerage if there is no licensed broker available to perform the task.

Next, SB 158 clarifies the intent of the statute that licensed assistants may only work for the brokerage in which they are licensed. This resolves an unintended oversight in current law that could be interpreted to permit a licensed assistant to work in multiple brokerages, which was never intended to be allowed.

Finally, this bill would allow a realtor to share a portion of their commission with a charity. This would allow a realtor to waive their commission if they are selling property of a charity or to donate a portion of their commission to a charity and not violate AS 08.88.401.

We believe these three changes will help clarify the intent of the law and promote charitable giving.

Thank you for your assistance in resolving these issues.

Sincerely,

Joni Schneider, ABR, GRI
2012 President