

January 20, 2012

The Honorable Cathy Munoz  
Alaska State Legislature  
120 4<sup>th</sup> Street  
State Capitol, Room 3  
Juneau, Alaska 99801-1182

**RE: HB 267 - "An Act relating to the Real Estate Commission; and providing for an effective date."**

Dear Representative Munoz,

The Alaska Association of REALTORS® with over 1,600 members statewide would like to express our appreciation for your sponsoring House Bill 267 to address issues of concern to our members. House Bill 267 resolves three problems identified by our members.

First, HB 267 allows the AREC to designate a licensee to manage the closing of the brokerage if there is no licensed broker available to perform the task.

Next, HB 267 clarifies the intent of the statute that licensed assistants may only work as an assistant for a licensee in 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 licensee to waive the commission if selling a property owned by a legitimate Charitable organization as designated by IRS or to donate a portion of their commission to a charitable organization without violating 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

Eva Loken  
Associate Broker, Prudential Jack White Vista