

February 6, 2012

**Alaska Legislature House Labor and Commerce Committee**

**Representative Kurt Olson, Chairman**

**Representative Craig Johnson, Vice Chairman**

**Representative Chenault**

**Representative Sadler**

**Representative Thompson**

**Representative Holmes**

**Representative Miller**

Statement & testimony by Errol Champion

President of Southeast Alaska Board of Realtors

Director of Alaska Association of Realtors

**HB 267**

Representative Olson and Members of the Committee:

First, on behalf of the Alaska Association of Realtors, I want to thank Rep. Olsen for co- sponsoring HB 267 with Rep. Munoz.

House Bill 267 resolves three areas of concern identified by members of the Alaska Realtors Association. The purpose of the bill is to offer clarity to statutes that regulate real estate activity performed by realtors and the Alaska Real Estate Commission.

First, HB 267 provides the ability for 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. It allows the AREC to designate a licensed realtor to manage the closing of the brokerage if there is not a licensed broker available to perform the task. State law does not allow the Commission the flexibility to assign this important task to an appropriate, active licensee. As a practical matter and to avoid conflict of interest it is in the best interest of parties involved to allow AREC to designate a licensee to perform these duties.

Next, HB 267 clarifies the intent of the statute that licensed assistants may only work for the brokerage in which they are licensed. This resolves an untended 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 share a portion of their commission with a recognized charity as defined by law. This would allow a realtor to waive some or all of 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. This change will promote charitable giving to approved organizations.

These three changes will help clarify the intent of the law.

I urge your support for the adoption of HB 267. I will be happy to try and answer your questions, if any.

Thank You!