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January 26, 2016

Senator Mia Costello, Chair
Senate Labor and Commerce Committee
State Capitol Room 510
Juneau, AK 99811

Dear Senator Costello:

RE: Senate Bill 158

The Alaska Association of Realtors® supports Senate Bill 158 in adopting amendments to current Alaska Statutes relating to required hours of training and years of experience for an active and current licensee seeking to upgrade their professional real estate license.

During the Fall of 2015, the Alaska Real Estate Commission and several individuals addressing the Commission discussed the need for increasing the requirements for becoming a broker in Alaska. The concerns raised related to the need to better protect the public by increasing the experience and training required of Brokers.

There are two components involved in an upgrade. The first component is the requirement to increase the hours of additional specific training and the second is the length of time the individual has been actively participating in real estate transactions.

Education of applicants and licensees

- An active licensee must complete 30 (currently 15 hours) hours of approved education prior to taking the brokers examination.

Eligibility for license (either as an Associate Broker or Broker)

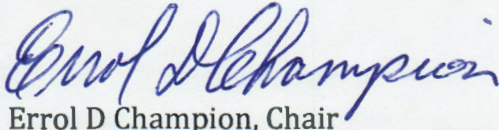
- Licensee must have had at least 48 (currently 24 months) months of active and continuous experience within the past 60 months.

- Not under indictment for or seven years have elapsed since completing a sentence imposed upon a conviction, and in the judgment of the commission, prior real estate activities affects the person's ability to practice as a real estate broker competently and safely.

Included with the support material is a comparison of license upgrade requirements from other states. The current statutes place Alaska near the bottom of the listing meaning we are one of the easiest States to be upgraded to a broker license.

We strongly support SB 158 and the improvements it brings to strengthen the qualifications for upgrading an active real estate license. These improvements will upgrade the professional standards of real estate licensees and thus benefit the public in the buying and selling of properties in Alaska.

Sincerely,



Errol D Champion, Chair
Industry Issues Committee
Alaska Association of Realtors®