

1 IN THE SENATE

BY JUDICIARY COMMITTEE

2 SENATE BILL NO. 242

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FIRST LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to the duties of the Real
7 Estate Examining Board; relating to require-
8 ments for licensing brokers or associate
9 brokers; relating to hearings and appeals
10 from action of the Real Estate Examining
11 Board; amending Subsec. (b), Sec. 5,
12 Ch. 154, SLA 1957; amending Subsec. (b),
13 Sec. 6, Ch. 154, SLA 1957 as amended by
14 subparagraph (1) Subsec. (b), Sec. 4,
15 Ch. 144, SLA 1959; amending Subsec. (a),
16 Sec. 10, Ch. 154, SLA 1957; amending Subsec.
17 (e), Sec. 6, Ch. 154, SLA 1957; and providing
18 for an effective date."

19 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

20 Section 1. Subsec. (b), Sec. 5, Ch. 154, SLA 1957 is
21 amended to read as follows:

22 (b) The Real Estate Examining Board [HE] shall repro-
23 duce the laws relating to licensing of real estate brokers
24 and salesmen, rules and regulations adopted by it [THE COM-
25 MISSION] and any matter connected therewith which it [HE]
26 may deem appropriate or a bulletin containing information
27 relating to the board [COMMISSION], and secure the publica-
28 tion of similar matter in such established publication as
29 it [HE] may deem best fitted for the dissemination of

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1 information to licensees and to the public. The board
2 [COMMISSIONER] shall publish or cause to be published on or
3 about the first day of June of each year a directory, or
4 list of licensed brokers and salesmen and shall therewith
5 publish such matters as it [HE] may deem pertinent to the
6 general purposes of this Act. It [HE] shall mail one copy
7 of such directory to each licensed broker and salesman, and
8 to other persons upon request. [HE SHALL ALSO PUBLISH AND
9 SELL AT COST A MANUAL COVERING THE FUNDAMENTALS OF REAL
10 ESTATE LAW AND PRACTICE AS DEFINED IN THE LAWS OF ALASKA
11 AFTER APPROVAL OF SAME BY THE ATTORNEY GENERAL.]

12 Sec. 2. Subsec. (b), Sec. 6, Ch. 154, SLA 1957 as amended
13 by subparagraph (1), Subsec. (b), Sec. 4, Ch. 144, SLA 1959, is
14 amended to read as follows:

15 (1) Broker or associate broker:

16 All applicants shall be at least 21 years of age.

17 All applicants shall be citizens of the United
18 States.

19 All applicants shall have been engaged as a li-
20 censed real estate salesman in Alaska for at least one
21 year immediately prior to applying for a broker's or
22 associate broker's license. [EXPERIENCE IN SIMILAR
23 ACTIVITIES MAY BE SUBSTITUTED FOR THE EXPERIENCE RE-
24 QUIRED BY THIS SUBSECTION UPON APPROVAL OF THE COMMIS-
25 SION.]

26 Sec. 3. Subsec. (e), Sec. 6, Ch. 154, SLA 1957 is amended
27 to read as follows:

28 (e) License renewal. The holders of real estate
29 broker's and salesman's licenses issued pursuant to this

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1 Act shall be entitled to have their licenses renewed before
2 expiration thereof or at any time during the 12 month period
3 immediately succeeding the expiration date of the license.

4 [FOR SUCCESSIVE YEARS WITHOUT EXAMINATION.]

5 Sec. 4. Subsec. (a), Sec. 10, Ch. 154, SLA 1957 is amended
6 to read as follows:

7 Sec. 10. HEARING AND APPEALS. (a) WHEN HEARING HELD.

8 A hearing shall be held by the Real Estate Examining Board
9 [COMMISSION] in any of the following situations:

10 (1) When [AN APPLICANT FOR A BROKER'S, ASSOCIATE
11 BROKER'S OR SALESMAN'S LICENSE, OR] any licensee under this
12 Act, shall feel himself aggrieved by any ruling [,] or order
13 [OR OTHER ACTION] of the board [COMMISSION.] revoking, sus-
14 pending, or refusing to renew his license.

15 (2) When the board [COMMISSION] acting upon a
16 verified complaint filed by any party, or, upon its own
17 motion, deems that a prima facie case exists showing a
18 violation by any licensee, or by any person acting without
19 a valid license, of any provision of this Act or of any
20 rule, regulation or order issued by the board [COMMISSION]
21 pursuant thereto.

22 (3) When any applicant for a broker's, associate
23 broker's or salesman's license, who has successfully passed
24 an examination for the license he seeks, or who believes
25 himself entitled to a license without examination, shall
26 feel himself aggrieved by any ruling or order of the board
27 refusing issuance of such license.

28 Sec. 5. This Act takes effect on the day after its passage
29 and approval or on the day it becomes law without such approval.