

1 IN THE SENATE

BY SENATORS BEGICH AND PHILLIPS

2 SENATE BILL NO. 156

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FOURTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to the licensing of  
7 realtors."

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

9 \* Section 1. AS 08.88.041(b) is repealed and re-enacted to  
10 read:

11 (b) One member of the commission shall be from the  
12 First Judicial District, one shall be from the Fourth Judi-  
13 cial District, two shall be from the Greater Anchorage Area  
14 Borough and one shall be from a portion of the Third Judicial  
15 District other than the Greater Anchorage Area Borough.

16 \* Sec. 2. AS 08.88.051(b) is repealed and re-enacted to read:

17 (b) At least two judicial districts shall be represent-  
18 ed and at least three commission members shall be present in  
19 order to conduct business.

20 \* Sec. 3. AS 08.88.171 is amended to read:

21 Sec. 08.88.171. ENTITLEMENT TO LICENSE. (a) A person  
22 is entitled to a real estate broker license if he [WHO]  
23 passes the real estate examination, applies for his license  
24 within six months after taking the examination and [WHO] is  
25 an owner of his real estate business or who is employed as a  
26 real estate broker by a corporation or a partnership. Unless  
27 he fails to pay the annual renewal fee or his license is sus-  
28 pended or revoked under sec. 71(3) of this chapter, a real  
29 estate broker's license continues in effect so long as he is

1 an owner of his real estate business or is employed as a real  
2 estate broker by a corporation or a partnership. If he stops  
3 being an owner of his real estate business, or stops being  
4 employed as a real estate broker by a corporation or partner-  
5 ship, his license is suspended from the time he stops until

6 (1) he again becomes an owner of his real estate  
7 business or is again employed as a real estate broker by a  
8 corporation or a partnership; or

9 (2) he is employed by a licensed real estate broker,  
10 in which case his real estate broker license is revoked, and  
11 the department issues him an associate real estate broker  
12 license.

13 (b) A person is entitled to an associate real estate  
14 broker license if he [WHO] passes the real estate examination,  
15 applies for his license within six months after taking the ex-  
16 amination and [WHO] is employed by a licensed real estate  
17 broker. Unless he fails to pay the annual renewal fee or his  
18 license is suspended or revoked under sec. 71(3) of this chap-  
19 ter, an associate real estate broker's license continues in  
20 effect so long as he is employed by a licensed real estate  
21 broker. If he stops being employed by a licensed real estate  
22 broker, his license is suspended from the time he stops until

23 (1) he again is employed by a licensed real estate  
24 broker; or

25 (2) he becomes an owner of a real estate business,  
26 in which case his associate real estate broker license is revok-  
27 ed, and the department issues him a real estate broker license.

28 (c) A person is entitled to a real estate salesman  
29 license if he [WHO] passes the real estate salesman examina-

1           tion, applies for his license within six months after taking  
2           the examination and [WHO] is employed by a real estate broker.  
3           Unless he fails to pay the annual renewal fee or his license  
4           is suspended or revoked under sec. 71(3) of this chapter, a  
5           real estate salesman's license continues in effect so long  
6           as he is employed by a licensed real estate broker. If he  
7           stops being employed by a licensed real estate broker, his  
8           license is suspended from the time he stops until he again is  
9           employed by a licensed real estate broker.

10           (d) A licensee shall promptly inform the department of  
11           a change in his business association that affects the status  
12           of his license under this section.

13           \* Sec. 4. AS 08.88.211(a)(1) is amended to read:

14                   (1) provides evidence in the form of an affidavit  
15           by his employing broker or brokers that he has had at least  
16           24 months of active and continuous full-time experience as a  
17           licensed real estate salesman;

18           \* Sec. 5. AS 08.88.211(a)(6) and 08.88.211(b)(5) are repealed.

19           \* Sec. 6. AS 08.88.241 is amended to read:

20                   Sec. 08.88.241. ANNUAL RENEWAL. [A PERSON WHO PASSES  
21           THE EXAMINATION IS LICENSED WITHOUT PAYMENT OF FURTHER FEE.]  
22           To remain licensed, a person must pay the renewal fee before  
23           February 1 of each year. The commission shall renew a lapsed  
24           license when the licensee applies for renewal and pays accrued  
25           renewal fees. A person [HE] is entitled to have it renewed  
26           without taking an examination unless his license has lapsed  
27           more than one year [FIVE YEARS], in which case he is required  
28           to take an examination [IF THE COMMISSION FINDS THAT ADDI-  
29           TIONAL EVIDENCE OF HIS CONTINUED FITNESS TO PRACTICE IS

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REQUIRED].

\* Sec. 7. AS 08.88.401(a) is amended to read:

(a) No licensee may use the term "Realtor" ["REALTOR"]  
unless he is entitled to use it.