

Original Sponsors: Senators
Begich and Phillips

Offered: 3/16/65
Referred: Rules

1 IN THE SENATE

BY THE COMMERCE COMMITTEE

2 CS FOR 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 real
7 estate brokers and salesmen."

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 AS 08.88.041(b) is repealed and re-enacted to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 either the Second
13 or Fourth Judicial District, one shall be from the Third
14 Judicial District and two shall be from the state at large.

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 AS 08.88.051(b) is repealed and re-enacted to read:

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

19 * Sec. 3. AS 08.88.171 is amended to read:

20 Sec. 08.88.171. ENTITLEMENT TO LICENSE. (a) A person
21 is entitled to a real estate broker license if he [WHO
22 PASSES THE REAL ESTATE EXAMINATION] applies for his license
23 within six months after receipt of notice that he has passed
24 the real estate examination and [WHO] is an owner of a [HIS]
25 real estate business or [WHO IS] employed as a real estate
26 broker by a corporation or a partnership. Unless he fails to
27 pay the annual renewal fee or his license is suspended or re-
28 voked under sec. 71(3) of this chapter, a real estate broker's
29 license continues in effect so long as he is an owner of a

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

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

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

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

25 (1) he again is employed by a licensed real estate
26 broker; or

27 (2) he becomes an owner of a real estate business,
28 in which case his associate real estate broker license is re-
29 voked, and the department issues him a real estate broker

1 license.

2 (c) A person is entitled to a real estate salesman
3 license if he [WHO] passes the real estate salesman examina-
4 tion, applies for his license within six months after receipt
5 of notice that he has passed the examination, and [WHO] is
6 employed by a real estate broker. Unless he fails to pay
7 the annual renewal fee or his license is suspended or re-
8 voked under sec. 71(3) of this chapter, a real estate sales-
9 man's license continues in effect so long as he is employed
10 by a licensed real estate broker. If he stops being employed
11 by a licensed real estate broker, his license is suspended
12 from the time he stops until he again is employed by a
13 licensed real estate broker.

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

17 * Sec. 4. AS 08.88.211(a)(6) and 08.88.211(b)(5) are repealed.

18 * Sec. 5. AS 08.88.241 is amended to read:

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

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* Sec. 6. 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.