

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 AS 08.88.041(b) is repealed and re-enacted to  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 AS 08.88.051(b) is repealed and re-enacted to read: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 is amended by adding a new subsection  
18 to read:

19 (d) "real estate salesman" in (a)(1) of this section  
20 means a person who is licensed as a real estate salesman  
21 under this chapter or a person who, although exempt from  
22 this chapter under sec. 421(1) of this chapter, personally  
23 makes transactions, which are similar to those usually per-  
24 formed by a licensed real estate salesman, with respect to  
25 real estate which he owns.

26 \* Sec. 5. AS 08.88.241 is amended to read:

27 Sec. 08.88.241. ANNUAL RENEWAL. [A PERSON WHO PASSES  
28 THE EXAMINATION IS LICENSED WITHOUT PAYMENT OF FURTHER FEE.]  
29 to remain licensed, a person must pay the renewal fee before

1 February 1 of each year. The commission shall renew a  
2 lapsed license when the licensee applies for renewal and pays  
3 accrued renewal fees. A person [HE] is entitled to have it  
4 renewed without taking an examination unless his license  
5 has lapsed more than three [FIVE] years, in which case he is  
6 required to take an examination [IF THE COMMISSION FINDS  
7 THAT ADDITIONAL EVIDENCE OF HIS CONTINUED FITNESS TO PRAC-  
8 TICE IS REQUIRED].

9 \* Sec. 6. AS 08.88.401(a) is amended to read:

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