

Introduced: 2/17/69
Referred: Commerce

1 IN THE SENATE

BY THE RULES COMMITTEE BY REQUEST

2 SENATE BILL NO. 165

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SIXTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to the licensing and offices of real
7 estate brokers and salesmen."

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

9 * Section 1. AS 08.88.161 is amended by adding a new paragraph to read:

10 (8) be compensated for his efforts in buying or selling
11 corporation or group real estate holdings.

12 * Sec. 2. AS 08.88.191(c) is amended to read:

13 (c) The department shall maintain files of examination papers.
14 A person, at any reasonable time within two [SIX] months of the date
15 he is notified of the results of the examination, is entitled to
16 inspect his examination paper for the purpose of challenging the
17 propriety of its questions, the method of grading, or the accuracy of
18 grading.

19 * Sec. 3. AS 08.88.211(a)(1) is amended to read:

20 (1) has had at least 24 months of active and continuous
21 experience as a licensed real estate salesman;

22 * Sec. 4. AS 08.88.211(a)(4) is amended to read:

23 (4) has not been convicted of a felony involving moral
24 turpitude, is not under indictment for fraud or embezzlement and has
25 not engaged in conduct that demonstrates that he is unfit to be a real
26 estate broker;

27 * Sec. 5. AS 08.88.211(b)(3) is amended to read:

28 (3) has not been convicted of a felony involving moral
29 turpitude, is not under indictment for fraud or embezzlement and

1 has not engaged in conduct that demonstrates that he is unfit to be
2 a real estate salesman;

3 * Sec. 6. AS 08.88.241 is amended to read:

4 Sec. 08.88.241. REINSTATEMENT OF LAPSED LICENSE. A licensee who
5 was required to take an examination before receiving a license and
6 whose license has lapsed for more than three years shall [MAY] be
7 required to be re-examined before reinstatement.

8 * Sec. 7. AS 08.88.251(c) is amended to read:

9 (c) A person who is inactive may become active by returning to
10 the department his inactive license certificate, the active license
11 biennial renewal fee, if he becomes active more than five months before
12 January 1 following, and a completed form provided by the department.
13 In the form he shall state the date on which he intends to become
14 active. His active status begins on the date stated. The department
15 shall send him a license certificate. A person is entitled to
16 change from an inactive to an active status without examination if he
17 has not been inactive more than three [FIVE] years. If he has been
18 inactive more than three [FIVE] years, he is required to take an
19 examination [IF THE COMMISSION FINDS THAT ADDITIONAL EVIDENCE OF HIS
20 CONTINUED FITNESS TO PRACTICE IS REQUIRED].

21 * Sec. 8. AS 08.88.261 is repealed and re-enacted to read:

22 Sec. 08.88.261. OUT-OF-STATE LICENSEES. A person who holds a
23 valid, active license from another state is entitled to a license in
24 Alaska of the type he holds in the other state if he passes the examina-
25 tion provided for in this chapter and meets the requirements of sec.
26 211(a)(2) - (5) for brokers or sec. 211(b)(1) - (4) for salesmen.
27 It is the responsibility of the commission to determine from the real
28 estate commission in the applicant's former state that he does in
29 fact hold a valid, active license of the type for which he is applying.

1 * Sec. 9. AS 08.88.311 is amended to read:

2 Sec. 08.88.311. BRANCH OFFICES. If the branch office is not
3 within a 25-mile radius of [IN THE SAME ELECTION DISTRICT AS] the princi-
4 pal office, [OR IF IT IS BEYOND THE REAL ESTATE BROKER'S IMMEDIATE
5 SUPERVISION,] the real estate broker shall employ an associate broker
6 to be in charge of it. [NO REAL ESTATE BROKER MAY PLACE A REAL ESTATE
7 SALESMAN IN CHARGE OF A PRINCIPAL OR BRANCH OFFICE.]

8 * Sec. 10. AS 08.88.211(a)(6), (b)(5), and (d) are repealed.
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