

HCS HB 1339 -- REAL ESTATE BROKERS

SPONSOR: Behnen (Wood)

COMMITTEE ACTION: Voted "do pass by consent" by the Committee on Professional Registration and Licensing by a vote of 15 to 0.

This substitute changes the laws regarding real estate brokers.
The substitute:

- (1) Defines "advertising";
- (2) Exempts Internet advertising communications from licensing requirements when the advertising of real estate is incidental to its operation;
- (3) Requires an applicant for a real estate broker's license to have worked as a real estate salesperson for at least two years prior to making application for a license; and
- (4) Requires any notice of appeal for the revocation of a license to be sent to the Administrative Hearing Commission by certified mail.

FISCAL NOTE: No impact on state funds in FY 2007, FY 2008, and FY 2009.

PROPONENTS: Supporters say that the bill updates the statutes by adding Internet advertising. Currently, 40 states have the two-year work experience requirement, and supporters feel it is important for a salesperson to have some experience prior to becoming a licensed broker.

Testifying for the bill were Representative Wood; Missouri Real Estate Commission; and Missouri Association of Realtors.

OPPONENTS: There was no opposition voiced to the committee.

Bob Dominique, Legislative Analyst