

HCS HB 106 -- REAL ESTATE LICENSEE IMMUNITY

SPONSOR: Smith

COMMITTEE ACTION: Voted "Do Pass with HCS" by the Standing Committee on Judiciary by a vote of 16 to 0. Voted "Do Pass" by the Standing Committee on Rules- Administrative Oversight by a vote of 9 to 0.

This bill provides that a real estate licensee shall not be liable for the accuracy of any information about the size of a property or improvements on the property, as long as the licensee discloses the source of the information before an offer to purchase is transmitted to the seller, unless the licensee knew the information was false or the licensee acted with reckless disregard as to whether such information was true or false.

PROPONENTS: Supporters say that this is an attempt to solve an issue that has existed in the real estate licensing industry. If a licensee uses information from a third party and names the third party, the licensee is immune from liability as long as he or she acted in good faith.

Testifying for the bill were Representative Smith and Missouri Realtors.

OPPONENTS: There was no opposition voiced to the committee.