

Effective July 1st: Statutory Amendments

SB 2713 and SB 2748 amended the Real Estate License Law effective July 1, including:

- A “brokerage agreement” is defined as a written agreement between broker and consumer, establishing the brokerage relationship and containing the terms of the brokerage services to be provided and compensation therefor.
- A brokerage agreement is now required prior to listing a property for a seller, and prior to submitting an offer on a property on behalf of a buyer client or customer for compensation. However, an agent is free to show a property to a client or customer without first securing a brokerage agreement. *The WWREB requirement remains unchanged.*
- A principal broker now acknowledges to MREC an agent’s transfer to a new principal broker within three (3) days, rather than the prior requirement of physically returning the agent’s license to MREC. *Acknowledgement may occur through MREC’s online transfer portal or otherwise. MREC alters the license details, the licensee may then print the license.*
- A warning by email has replaced the previously required Certified Mail warning upon the expiration of a licensee’s license. *There is no change to the process of renewal after expiration: the licensee must pay the renewal fee and the 100% penalty within two months, or the license will be permanently canceled.*
- A broker’s time to deposit earnest money into the appropriate trust/escrow account has been extended to two (2) banking days following the day of receipt (from the previous requirement of one (1) banking day).