

Alaska Association of REALTORS  
Industry Issue Key Work Group  
November 1, 2012

Minutes

The teleconference meeting was called to order at 10:00 am by Chairman Dave Somers.

Present:

Dave Somers	Errol Champion	Michael Droege	Denny Wood
Glenda Feeken	Eva Loken	April Frick	PeggyAnn McConnochie
Joni Schneider	Anita Bates	Art Clark	Amy Krier
Debra Leisek	Paddy Coan	Janice Strong	Don McKenzie
Denny DeWitt	Wendy Chamberlain		

Issues

**NAR Transfer Fee Issue**

Dave Somers, Michael Droege, Paddy Coan, Sand Eherenman, Denny DeWitt and Wendy Chamberlain met by teleconference with representatives from the National Association of REALTORS to discuss the possibility of doing a constitutional amendment to permanently ban transfer taxes in Alaska. The committee agreed that the timing is wrong and will not to pursue this issue.

**Business License Exemption**

The committee would work on adding real estate licensee to the Alaska Statute 43.70.105. A license already has to obtain a license from the Division of Corporations, Business and Professional Licensing. Making a licensee obtain an additional license adds another layer of fees. The committee will work on this change during the 2013 legislative session.

**Educational Requirements**

It was suggested to add the following to AS 08.88.095 – If a licensee fails to complete the associate broker required educational requirement within one year, and if the licensee previously held a sales associate license, the commission shall reissue a sales associate license when the associate broker license lapses due to the requirements in this section if the licensee requests this action and pays the required fees. This change would confirm that the licensee will not lose their license if they do not upgrade in the allotted time period. This issue will be included on the agenda at the next commission meeting. The committee agreed to work on this change during the 2013 legislative session.

**AREC Pamphlet Discussion**

The committee agreed that the current pamphlet needs to be revised. The following changes were suggested:

- Reduce the pamphlet to one page
- Each area of real estate practice should have a form – especially commercial
- On the residential form include the word “or” so all the boxes do not get checked
- Make it look like it is not a contract
- Have a tear-off section for the buyer and licensee

- Need to address how teams utilize the form
- Have a signature line for teams
- Make it easier for the customer and client to understand
- Write regulations on how the form should be administered. This would make it easier for instructors to teach

#### **Review AS 34.03.310 Retaliatory Conduct**

The committee discussed the meaning of session 4-7 in the statute. It was suggested to add a section to the statute for clarification – “If a tenant is on a lease, then the notice period for 4-7 of this subsection shall be 60 days for termination.”

Discussion took place on whether sections 4-7 pertain to the Retaliatory Conduct section only.

#### **AHFC as a Source of PMI**

It was reported that other Housing Authorities across the country are providing Private Mortgage Insurance due to the higher rates of foreclosures. It was suggested to contact Alaska Housing Finance Corporation to see if there is a need for additional PMI sources.

Meeting was adjourned at 10:55 am.