

Alaska Association of REALTORS  
Industry Issue Key Work Group  
September 9, 2013

Minutes

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

Present:

Dave Somers	Ruth Blackwell	Joni Schneider	Anita Bates
Errol Champion	Don McKenzie	Paddy Coan	Suellen Appellof
Janice Strong	Glenda Feeken	Michael Droege	Denny DeWitt
Wendy Chamberlain	Eva Loken	Denny Wood	PeggyAnn McConnochie

Agenda

**Old Regulations Projects**

Dave reported that the legal entity issue is still of concern and the Alaska Association of REALTORS has submitted a letter to the commission regarding this issue.

**License Fee and Recovery Fund Fee Regulation Projects**

Concerns were raised regarding the increase in administrative fees to process changes to a real estate license. Anita Bates reported that the commissioners agreed to raise these fees instead of the biennial license renewal fee and all of these fees collected go to the general fund.

The proposed biennial fee increase goes from \$375 to \$400, and the proposed recovery fund is reduced from \$125 to \$30. It was agreed that is the budget supports the proposed administrative fee changes than the committee will support the changes.

The committee agreed to the proposed change 12 ACC 64.064(d). A licensed salesperson issued an initial license as broker or associate broker who fails to meet the educational requirements shall upon application and payment of the required fees, be reissued a salesperson's license provided that the licensee continues to be eligible for a salesperson's license.

**Landlord Tenant Act** – PeggyAnn McConnochie reported that in the 70's, a nationwide group drafted the original Uniform Residential Landlord Tenant Act. This group is again looking at the Act to make needed changes and revisions. She reported that the groups recommended changes should be available next month and they are likely to contact the Industry Issues Committee for feedback.

The committee was encouraged to review the draft Uniform Residential Landlord Tenant Act and have fellow property managers review it also.

**HB 187**

"An act relating to professional and occupational licensing fees, including renewal fees, duplicate license fees, examination fees, temporary license fees, continuing education course certification fees, out-of-state permit fees, delinquency fees, application fees, penalty fees, and trainee license fees; and providing for an effective date."

The Committee will need to take a closer look at this proposed legislation. The issues raised were regarding losing control of the investigative process; no guaranty the legislature will provide funding every year; could downsize the investigative staff and eliminate a designated investigator for the Real Estate Commission and the commission losing control over the process.

The committee would like the current level of service to remain the same and to have a designated investigator; and the Real Estate Commission needs to keep control over the process.

Discussion took place on separating the Real Estate Commission from the Department. It was agreed that the actual cost to run the Real Estate Commission needs to be calculated and compare that to the number of licensee to see if this is cost effective and feasible.

**HB 167 – Exemptions – "An Act relating to the regulation of architects, engineers, land surveyors, and 2 landscape architects.** This deals with an exemption on 2 story four-plexes not having to use professional services. The committee agreed to review this bill thoroughly prior to making a decision.

**AREC Review** - The committee agreed to a statute change so Nancy Harris position will be full time for the Real Estate Commission only. They agreed that the Executive Administrator position should be raised to a level 23 from the current level of 19 and agreed to pursue a statute change.

The meeting was adjourned at 11:00am.