

Real Estate Commission Meeting Update – March 29, 2013

At the request of the Alaska Association of Realtors, the Commission began a review and possible revision of the Alaska Real Estate Commission Consumer Pamphlet. Suggestions from AAR included separate disclosure forms for Residential, Commercial, Property Management – Landlords, and Property Management – Tenants. The Commission was also asked to consider rewording the pamphlet to make it more understandable. The REC requested staff to obtain additional comments and suggestions from Brokers and Licensees in order to present a draft version for consideration at the June meeting.

A current lawsuit in the State of Nebraska is being watched by the REC. It involves a broker from California, Leslie Ray Young, alleged to be advertising properties in that State without a Nebraska license. Nebraska has filed “cease and desist” orders against Young. The State of Alaska took similar action against Young in 2010 when she was found to be advertising Alaska properties without an Alaska real estate license. As a result, the REC has begun working on a potential statutory change to clarify licensing requirements and questions of jurisdiction in the State of Alaska.

Several proposed regulation projects were discussed and considered.

The Commission approved wording for a regulation providing for a licensee to revert to a salesperson’s license if they should fail to meet the post-licensing education requirements for license upgrade to Broker or Associate Broker.

At the request of investigative staff, the REC also approved a regulation requiring a licensee to notify the Commission or its representative if the licensee has actual knowledge that another licensee is or has engaged in forgery, embezzlement, larceny, extortion or other similar offenses.

Both of these proposed regulations have been sent for review and subsequent public comment.

The Commission continues to work toward gaining more accurate and complete financial information.

This is a renewal year and the REC wants to be able to understand, and have input towards, the setting of fees for license renewal. Discussion has started and will continue through the June and September meetings in an effort to have license renewal fees established well in advance of year end.

The Alaska Real Estate Commission welcomes comments from the industry during its Public Comment period at each meeting. Licensees are encouraged to attend and also receive continuing education credit for being present. Check with REC staff to verify the process for obtaining credit.

The next meeting of the REC will be June 5 – 6, 2013 in Anchorage at the Atwood Building, 550 W. 7th Avenue, Suite 1270.

Submitted By Anita Bates, Dwell Realty
Chairperson, Alaska Real Estate Commission