

As this is written, the licensing renewal period is in full swing. As of January 14, 2014, roughly 1/3 of licenses had been renewed.

License renewal is a time and labor intensive process that takes place every two years, but the staff of the Alaska Real Estate Commission is charged with the responsibility of processing new license applications on a year round basis.

In 2013 the real estate industry experienced a significant increase in new license applications.

Timely processing of these applications is important not only to brokers but also to prospective licensees eager to start their career in real estate.

The Real Estate Commission staff offers the following suggestions to Brokers and applicants to expedite the process.

AS 08.88.171 (c) outlines the issues that could be barriers to the granting of a new license:

(c) A natural person qualifies for a real estate salesperson license if the person.....

is not under indictment for a felony or other crime that, in the judgment of the commission, affects the individual's ability to practice as a real estate salesperson competently and safely, or under indictment for forgery, theft, extortion, conspiracy to defraud creditors, or fraud, or, if convicted of such an offence, seven years have elapsed since the person completed the sentence imposed upon conviction. ....

The application form has a series of personal fitness questions regarding this information and the applicant is asked to attach any information or documentation that would support the person's fitness to be issued a license.

Brokers, or their representatives, who review applications should be aware that any questions answered affirmatively will require further investigation by commission staff, thereby delaying the issuance of a license.

In addition, answering "no" when it really is "yes", is falsifying the application which may result in disciplinary action, include a fine, suspension, revocation, or denial of a license."

It is advisable that applicants be fully vetted by the employing Broker prior to sending in the application. This would include requesting any information regarding “yes” answers on the application.

Since fees are non-refundable, it can be expensive for a person to go through the entire process of paying the application and licensing fees, only to be denied a license.

Brokers are encouraged to conduct background checks on applicants through the Alaska Court System by logging on to the link below.

<http://www.courtrecords.alaska.gov/>

While not infallible, it is a starting point for determining if the person has any background issues that might prevent them from obtaining a license, and gives the Broker the opportunity to further investigate whether or not the person is suitable for employment.

The next meeting of the Alaska Real Estate Commission will be at 9:00 a.m., March 5, 2014, at the Atwood Building, 550 W. 7<sup>th</sup> Avenue, Ste. 1270, in Anchorage.

Submitted by Anita Bates

Alaska Real Estate Commission Chair