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**Alabama – Broker and Licensee Rights**

Ala. Code 34-27-8.1 (2017)

The Alabama Real Estate Commission may regulate brokers and licensees to prioritize consumer protection, even if a rule promulgated by the Commission is anti-competitive. The Real Estate Commission Act does not expand or restrict broker and licensee rights beyond that which existed prior to the ruling in *North Carolina State Bd. of Dental Examiners v. FTC*, 135 S.Ct. 1101 (2015).

Effective Date: May 26, 2017 – New Statute

**Colorado – Documentation of Real Estate Transactions**

[Colo. Rev. Stat. § 12-61-803 (2017)](http://leg.colorado.gov/sites/default/files/documents/2017A/bills/2017a_215_signed.pdf)

This statute defines the “standard form” that may be used by licensees in real estate transactions. Standard form means: a form promulgated by the Real Estate Commission, a form drafted by a licensed Colorado attorney representing the broker or brokerage firm, a form provided by a party to the transaction if the broker is a transaction broker or agent for the party providing the form, a form prescribed by a government agency or lender regulated by law, a form issued by the Colorado Bar Association, a form used for disclosure purposes only, a form prescribed by a title company, or a letter of intent created by a broker. When using the standard form, the broker may only insert transaction-specific information. The broker may explain the circumstances in which the form is used, but should advise the parties that forms have legal consequences and the parties should consult with legal counsel before signing.

Effective Date: June 30, 2017 - Amended Statute

**Connecticut – Discrimination in Real Estate Transactions**

[Conn. Gen. Stat. § 46a-64c (2017)](https://www.cga.ct.gov/2017/act/pa/pdf/2017PA-00127-R00SB-00917-PA.pdf)

A party may not discriminate in real estate-related transactions on the basis of one’s “status as a veteran.”

Effective Date: October 1, 2017 – Amended Statute

**Louisiana – Broker Supervision**

[La. Admin. Code tit. 46, § LXVII.1801; La. Admin. Code tit. 46, § LXVII.1803 (2017)](http://www.doa.la.gov/Pages/osr/LAC-46.aspx)

A supervising broker must provide written notice to licensees of the activities that the broker authorizes for the licensee. The supervising broker must have written policies and procedures regarding compliance with advertising and team rules, and recordkeeping.

Brokers must maintain disclosures, agreements, contracts, receipts and disbursements of compensation, appraisal and market analyses, and termination paperwork for at least five years.

Effective Date: May 20, 2017 – New Regulation

**Maine – Disclosure of Means of Access**

[Me. Rev. Stat. Ann. tit. 33, § 173 (2017)](https://legislature.maine.gov/legis/bills/bills_128th/billtexts/HP062001.asp)

Seller’s disclosure to purchasers must describe the means of accessing a property by a public way and any means other than a public way, if known by the seller.

Effective Date: June 12, 2017 – Amended Statute

**Michigan – Licensee Advertising**

[Mich. Comp. Laws § 339.2512e (2017)](http://www.legislature.mi.gov/(S(gcgnuyxh2400athffsvlbjnt))/mileg.aspx?page=getObject&objectName=mcl-339-2512e)

Any advertising that includes the name of an associate broker, salesperson, or group of associate brokers or salespersons must include the business name of the employing broker in equal or larger type size and the telephone number or address of the employing broker. A licensed broker may advertise property that he or she owns personally in his or her own name if the advertising indicates the seller is a licensee. A licensed salesperson shall not advertise property under his or her own name unless it is the salesperson’s principal residence.

Effective Date: March 29, 2017 – Amended Statute

**Nebraska – Licensee Advertising**

[Nebraska Real Estate Commission, Advertising Do’s and Don’t’s](http://www.nrec.ne.gov/pdf/Advertising%20Do%20and%20Dont.pdf); [299 Neb. Admin. Code, Ch. 2, § 003 (2017)](http://www.nrec.ne.gov/pdf/Title299ch.2.pdf)

Licensee advertising must include the broker name in a prominent, conspicuous, and easily identifiable manner.

Effective Date: July 1, 2017 – Amended Regulation

**Nebraska – Team Brokerage**

[299 Neb. Admin. Code, Ch. 2, § 003.07; 299 Neb. Admin. Code, Ch. 2, § 003.08; 299 Neb. Admin. Code, Ch. 2, § 003.014 (2017)](http://www.nrec.ne.gov/pdf/Title299ch.2.pdf); [Nebraska Real Estate Commission, Advertising Do’s and Don’t’s](http://www.nrec.ne.gov/pdf/Advertising%20Do%20and%20Dont.pdf)

Real estate team names must include the word “team” or “group.” Team names may not use the following words: Realtors, Company, Corporation, Corp., Inc., LLC, LP, or LLP. Team names may include the words “real estate” or “realty” only if the terms are immediately followed by the word “team” or “group.” If a team leader’s license is suspended or revoked, the team must designate a new leader. If the team is named after a member whose license is suspended or revoked, the team must designate a new name which does not use the suspended member’s name.

Team advertising must include the team name and must prominently display the broker’s name adjacent to the team name in similar or larger size.

Effective Date: July 1, 2017 – New Regulation

**Nevada – Discrimination in Real Estate Transactions**

[Nev. Rev. Stat. § 111.237 (2017)](https://www.leg.state.nv.us/Session/79th2017/Bills/SB/SB188_EN.pdf); [Nev. Rev. Stat. § 645.635 (2017)](https://www.leg.state.nv.us/Session/79th2017/Bills/SB/SB188_EN.pdf)

One may not discriminate on the basis of sexual orientation or “gender identity and expression” in real property written instruments and real estate transactions. Individuals are prohibited from refusing to show, sell or rent a property because of sexual orientation or gender identity or expression.

Effective Date: July 1, 2017 – Amended Statute

**Oklahoma – Team Brokerage**

Okla. Stat. tit. 59, § 858-305 (2017); [Oklahoma Real Estate Commission (2017)](https://www.ok.gov/OREC/documents/New%20Team%20Regulations%20Effective%20November%201.pdf)

Teams must register with the Oklahoma Real Estate Commission. A team is defined as any two or more licensees who work under the supervision of the same broker, work together on real estate transactions to provide brokerage services, represent themselves to the public as a team, and are designated by a team name.

Effective Date: November 1, 2017 – Amended Statute

**Tennessee – Advertising and Social Media**

Tenn. Comp. R. & Regs. 1260-02-.12 (2017)

The brokerage firm name must appear in all licensee advertising. The firm name must appear in letters the same size or larger than the name of the licensee or team. In social media advertising, the firm name and telephone number must be no more than one click away from the viewable page.

Effective Date: June 22, 2017 – Amended Regulation

**Texas – Unescorted Access to Property**

[22 Tex. Admin. Code § 535.4 (2017)](https://www.trec.texas.gov/agency-information/rules-and-laws/trec-rules)

A licensee must be present at a showing of a property. To “show” a property means causing or permitting the property to be viewed by a prospective buyer or tenant, unlocking or providing access, or hosting an open house. A licensee may permit unescorted access to a prospective tenant only if the property is vacant, the licensee has a method to control access and verify identity, and the property owner signed a written consent.

Effective Date: March 6, 2017 – Amended Regulation

**Texas – Advertising**

[Tex. Occ. Code Ann. § 1101.156; Tex. Occ. Code Ann. § 1101.652 (2017)](http://www.legis.state.tx.us/tlodocs/85R/billtext/html/SB02212I.htm)

The Real Estate Commission’s rules regarding advertising may not require the term “broker” or “agent,” a license number, or reference to the Commission in licensee advertising. Licensee advertising may not imply that the salesperson is responsible for the operation of the real estate brokerage business. Advertising must include the name of the broker for whom the licensee works.

Effective Date: September 1, 2017 – Amended Statute

**Texas – Brokerage and Equitable Interests in Property**

[Tex. Occ. Code Ann. § 1101.0045 (2017)](http://www.legis.state.tx.us/tlodocs/85R/billtext/html/SB02212I.htm); [22 Tex. Admin. Code § 535.6 (2017)](https://www.trec.texas.gov/agency-information/rules-and-laws/trec-rules)

A person may acquire an option or interest in a contract to purchase real property and then sell or offer to sell the option or assign the contract without holding a license if: (1) the person does not use the option or contract to engage in real estate brokerage; and (2) discloses the nature of the equitable interest to any potential buyer. A person who sells an option or offer to assign without disclosing the nature of that interest to a buyer is engaging in real estate brokerage. A licensee who engages in real estate brokerage must disclose to the seller or buyer that the principal is selling or buying and does not have legal title to the property.

Effective Date: September 1, 2017 – New Statute

Effective Date: May 24, 2017 – Amended Regulation

**Texas – Commission Seal or Logo**

[22 Tex. Admin. Code § 535.45 (2017)](https://www.trec.texas.gov/agency-information/rules-and-laws/trec-rules)

A licensee may not use all or part of the seal, logo, or name of the Real Estate Commission or another governmental agency in a manner that implies the licensee is a governmental agency, is endorsed by the Commission, or holds special status that the Commission or other agency has not granted.

Effective Date: December 7, 2016 – New Regulation

**Texas – Drones**

[Tex. Gov’t Code § 423.002 (2017)](https://legiscan.com/TX/text/SB840/2017)

An employee or affiliate of an insurance company may capture an image of an unmanned aircraft if the image is captured in connection with underwriting of an insurance policy or a claim regarding real property or a structure on the real property.

Effective Date: September 1, 2017 – Amended Statute