

CHAPTER 83

REAL ESTATE BROKERS AND SALESPERSONS — LICENSE APPLICATION FORMS AND BROKERAGE AGREEMENT REQUIREMENTS

S.F. 314

AN ACT relating to the license application form for real estate brokers and salespersons, and brokerage agreement requirements.

Be It Enacted by the General Assembly of the State of Iowa:

Section 1. [Section 543B.16](#), Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. The application form prepared or furnished by the real estate commission must allow a person holding a real estate broker license who is applying for a real estate salesperson license, or a person holding a real estate salesperson license who is applying for a real estate broker license, to indicate whether the license being applied for shall become effective upon approval of the application or upon the expiration of the applicant's current license.

Sec. 2. [Section 543B.56A, subsection 3](#), Code 2025, is amended to read as follows:

3. A brokerage agreement must be signed by both the broker and the client prior to the broker listing any property for sale on behalf of a seller, or before showing a property to a buyer, or if no property is shown to a buyer, before making an offer on a property on behalf of a buyer. [This subsection](#) The brokerage agreement requirements under [this subsection](#) that apply to a buyer shall not apply to customers attending an open house or auction, to a potential buyer of a property of more than four dwelling units, or to a property that is not intended for human habitation.

Approved May 19, 2025