REAL ESTATE COMMISSION[193E]

[Prior to 6/15/88, see Real Estate Commission[700]]

CHAPTER 1
ADMINISTRATION
1.1(543B) Mission of the commission
1.2(543B) Correspondence and communications
1.3(543B) Meetings of the commission
1.4(543B) Custodian of records, filings, and requests for public information
1.5(543B) Waiver or variance from rules
1.6(543B) Investigation and subpoena
1.7(543B) Contested case procedures
1.8(543B) Denial of issuance or renewal of license for nonpayment of child support or student loan
1.9(543B) Petition for rule making
1.10(543B) Declaratory orders
1.11(543B) Sale of goods and services
1.12(543B) Impaired licensee review committees

CHAPTER 2
DEFINITIONS
2.1(543B) Definitions

CHAPTER 3
BROKER LICENSE
3.1(543B) General requirements for broker license
3.2(543B) License examination
3.3(543B) Application for broker license
3.4(543B) Broker continuing education requirements
3.5(17A,272C,543B) Renewing a broker license
3.6(272C,543B) Reinstatement of an expired broker license

CHAPTER 4
SALESPEOPHER LICENSE
4.1(543B) General requirements for salesperson license
4.2(543B) License examination
4.3(543B) Application for salesperson license
4.4(543B) Salesperson continuing education requirements
4.5(543B) Renewing a license
4.6(272C,543B) Reinstatement of an expired salesperson license

CHAPTER 5
LICENSEES OF OTHER JURISDICTIONS AND RECIPROCITY
5.1(543B) Licensees of other jurisdictions
5.2(543B) Nonresident application
5.3(543B) License by examination
5.4(543B) Licensure by reciprocity
5.5(543B) Renewal of a license issued by reciprocity
5.6(543B) Reinstatement of a license issued by reciprocity
5.7(543B) Nonresident real estate offices and licenses required
5.8(543B) License as prerequisite
5.9(543B) Actions against nonresidents
5.10(543B) Nonresident continuing education
5.11(543B) License discipline reporting required

CHAPTER 6
TERMINATION AND TRANSFER
6.1(543B) Terminating employment or association
6.2(543B) Immediate transfer of license and required transfer form
6.3(543B) Broker authorized

CHAPTER 7
OFFICES AND MANAGEMENT
7.1(543B) Real estate offices and licenses required
7.2(543B) Notification required
7.3(543B) Suspended and revoked licenses
7.4(543B) Prohibited practices
7.5(543B) Loan finder fees
7.6(543B) Lotteries prohibited
7.7(543B) Broker required to furnish progress report
7.8(543B) Disclosure of licensee interest, acting as a principal, and status as a licensee
7.9(543B) Financial interest disclosure required
7.10(543B) Agency-designated broker responsibilities
7.11(543B) Supervision required
7.12(543B) Commission controversies
7.13(543B) Support personnel for licensees; permitted and prohibited activities
7.14(543B) Information provided by nonlicensed support personnel restricted
7.15(543B) Presenting purchase agreements

CHAPTER 8
CLOSING A REAL ESTATE BUSINESS
8.1(543B) Closing a real estate firm
8.2(543B) Involuntary closing of a sole-proprietor brokerage
8.3(543B) Involuntary closing of a corporation, partnership, or association brokerage firm

CHAPTER 9
FEES
9.1(543B) Fees
9.2(543B) Refunds and bad checks
9.3(543B) Examination fee

CHAPTER 10
ADVERTISING
10.1(543B) Advertising
10.2(543B) Advertising under own name
10.3(543B) Signs on property

CHAPTER 11
BROKERAGE AGREEMENTS AND LISTINGS
11.1(543B) Listing brokerage agreements
11.2(543B) Enforcing a protective clause
11.3(543B) Brokerage agreements
11.4(543B) Terms or conditions
11.5(543B) Distribution of executed instruments
11.6(543B) Rebates and inducements
11.7(543B) New construction
CHAPTER 12
DISCLOSURE OF RELATIONSHIPS
12.1(543B) Written company policy required
12.2(543B) Disclosure of agency
12.3(543B) Single agent representing a seller or landlord
12.4(543B) Single agent representing a buyer or tenant
12.5(543B) Disclosed dual agent
12.6(543B) Appointed agents within a brokerage
12.7(543B) Appointed agent procedures and disclosure

CHAPTER 13
TRUST ACCOUNTS AND CLOSINGS
13.1(543B) Trust account
13.2(543B) Closing transactions
13.3(543B) Salesperson shall not handle closing
13.4(543B) Consent to return earnest money not required
13.5(543B) File record keeping
13.6(543B) Licensee acting as a principal

CHAPTER 14
SELLER PROPERTY CONDITION DISCLOSURE
14.1(543B) Property condition disclosure requirement

CHAPTER 15
PROPERTY MANAGEMENT
15.1(543B) Property management

CHAPTER 16
PRELICENSE EDUCATION AND CONTINUING EDUCATION
16.1(543B) Definitions
16.2(543B) Salesperson prelicense requirements
16.3(543B) Broker prelicense education requirements
16.4(543B) Continuing education requirements
16.5(543B) Continuing education records
16.6(543B) Reactivating an inactive license
16.7(543B) Full-time attendance
16.8(543B) Education requirements for out-of-state licensees
16.9(543B) Examination as a substitute for continuing education
16.10(543B) Use of prelicense courses as continuing education
16.11(543B) Requests for prior approval or postapproval of a course(s)

CHAPTER 17
APPROVAL OF SCHOOLS, COURSES AND INSTRUCTORS
17.1(543B) Administrative requirements for schools, courses and instructors
17.2(543B) Certificates of attendance
17.3(543B) Instructors taking license examinations for auditing purposes
17.4(543B) Continuing education credit for instructors
17.5(543B) Acceptable course topics
17.6(543B) Nonqualifying courses
17.7(543B) Standards for approval of courses of instruction
17.8(543B) Responsibilities of instructors and course developers
17.9(543B) Standards for approval of classroom courses
17.10(543B) Standards for approval of distance learning courses
17.11(543B) Standards for approval of paper and pencil home-study courses
17.12(543B) Qualifying as an instructor

CHAPTER 18
INVESTIGATIONS AND DISCIPLINARY PROCEDURES
18.1(17A,272C,543B) Disciplinary and investigative authority
18.2(17A,272C,543B) Grounds for discipline
18.3(17A,272C,543B) Initiation of disciplinary investigations
18.4(272C,543B) Sources of information
18.5(17A,272C,543B) Conflict of interest
18.6(272C,543B) Complaints
18.7(272C,543B) Case numbers
18.8(272C,543B) Confidentiality of complaint and investigative information
18.9(17A,272C,543B) Investigation procedures
18.10(17A,272C,543B) Informal discussion
18.11(17A,272C,543B) Closing complaint files
18.12(17A,272C,543B) Initiation of disciplinary proceedings
18.13(17A,272C,543B) Disciplinary contested case procedures
18.14(272C,543B) Disciplinary sanctions
18.15(17A,272C,543B) Reinstatement

CHAPTER 19
REQUIREMENTS FOR MANDATORY ERRORS AND OMISSIONS INSURANCE
19.1(543B) Insurance definitions
19.2(543B) Insurance requirement—general
19.3(543B) Other coverage
19.4(543B) Administrative requirements—general
19.5(543B) Commission responsibilities
19.6(543B) Compliance
19.7(543B) Records and retention

CHAPTER 20
TIME-SHARE FILING
20.1(557A) Time-share interval filing fees

CHAPTER 21
ENFORCEMENT PROCEEDINGS AGAINST UNLICENSED PERSONS
21.1(17A,543B) Civil penalties against unlicensed persons
21.2(17A,543B) Unlawful practices
21.3(17A,543B) Investigations
21.4(17A,543B) Subpoenas
21.5(17A,543B) Notice of intent to impose civil penalty
21.6(17A,543B) Requests for hearings
21.7(17A,543B) Alternative procedure
21.8(17A,543B) Factors to consider
21.9(17A,543B) Enforcement options