

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) Investigation and subpoena
- 1.6(543B) Impaired licensee review committees

CHAPTER 2 DEFINITIONS

- 2.1(543B) Definitions

CHAPTER 3 BROKER LICENSE

- 3.1(543B) Broker licensure
- 3.2(543B) License examination
- 3.3(543B) Application for broker license
- 3.4(543B) Broker continuing education
- 3.5(17A,272C,543B) Renewing a broker license
- 3.6(272C,543B) Reinstatement of an expired broker license

CHAPTER 4 SALESPERSON LICENSE

- 4.1(543B) General criteria 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) Actions against nonresidents
- 5.9(543B) Nonresident continuing education
- 5.10(543B) License discipline reporting
- 5.11(543B) Licensure by verification

CHAPTER 6 TERMINATION AND TRANSFER

- 6.1(543B) Terminating employment or association
- 6.2(543B) Transfer of license and necessary transfer application

CHAPTER 7 OFFICES AND MANAGEMENT

- 7.1(543B) Real estate offices and licenses needed
- 7.2(543B) Notification needed
- 7.3(543B) Suspended and revoked licenses

7.4(543B)	Barred practices
7.5(543B)	Loan finder fees
7.6(543B)	Lotteries barred
7.7(543B)	Broker needed 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 needed
7.10(543B)	Agency-designated broker responsibilities
7.11(543B)	Supervision needed
7.12(543B)	Compensation controversies
7.13(543B)	Support personnel for licensees; permitted and barred activities
7.14(543B)	Information provided by nonlicensed support personnel limited
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

FEEES

9.1(543B)	Fees
9.2(543B)	Refunds and bad payments
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 needed
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 cannot handle closing
13.4(543B)	Consent to return earnest money not necessary
13.5(543B)	File recordkeeping
13.6(543B)	Licensee acting as a principal

CHAPTER 14
SELLER PROPERTY CONDITION DISCLOSURE

14.1(543B) Property condition disclosure

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 criteria
 16.3(543B) Broker prelicense education criteria
 16.4(543B) Continuing education criteria
 16.5(543B) Continuing education records
 16.6(543B) Reactivating an inactive license
 16.7(543B) Full-time attendance
 16.8(543B) Education criteria 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 criteria 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 criteria—general

- 19.3(543B) Other coverage
- 19.4(543B) Administrative criteria—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

CHAPTER 22
WHOLESALING OF RESIDENTIAL PROPERTY

- 22.1(543B) Real estate wholesaling
- 22.2(543B) Disclosure of wholesaling
- 22.3(543B) Penalties