

House File 2326

S-5106

1 Amend House File 2326, as passed by the House, as follows:

2 1. Page 1, before line 1 by inserting:

3

<DIVISION I

4 REAL ESTATE BROKERS AND THE RENTAL OR LEASING OF REAL ESTATE>

5 2. Page 1, line 33, after <This> by inserting <division of  
6 this>

7 3. Page 1, line 35, after <This> by inserting <division of  
8 this>

9 4. Page 2, after line 7 by inserting:

10

<DIVISION \_\_\_\_

11

REAL ESTATE BROKERS AND BROKERAGE AGREEMENTS

12 Sec. \_\_\_\_ . Section 543B.56A, subsection 2, paragraph e, if  
13 enacted by 2024 Iowa Acts, Senate File 2291, section 7, is  
14 amended to read as follows:

15 e. Review the broker's compensation under the brokerage  
16 agreement and conspicuously display a statement that the  
17 broker's compensation, fees, and commission are negotiable and  
18 not established by law.

19 Sec. \_\_\_\_ . Section 543B.56A, subsection 3, if enacted by 2024  
20 Iowa Acts, Senate File 2291, section 8, is amended to read as  
21 follows:

22 3. A brokerage agreement must be signed by both the broker  
23 and the client prior to the broker listing any property for  
24 sale on behalf of a seller, or before showing a property to a  
25 buyer, or if no property is shown to a buyer, before making  
26 an offer on a property on behalf of a buyer. This subsection  
27 shall not apply to customers attending an open house.

28 Sec. \_\_\_\_ . Section 543B.57, subsection 5, Code 2024, is  
29 amended to read as follows:

30 5. The seller, in the listing agreement, may authorize  
31 the seller's licensee to disburse part of the licensee's  
32 compensation to other licensees, including a buyer's licensee  
33 solely representing the buyer. A seller may authorize a  
34 portion of the proceeds from the sale of real property, or  
35 from another source, to pay a buyer's licensee compensation.

1 A licensee representing a buyer shall inform the listing  
2 licensee, if there is a listing licensee, either verbally or in  
3 writing, of the agency relationship before any negotiations are  
4 initiated. The obligation of either the seller or the buyer  
5 to pay compensation to a licensee is not determinative of the  
6 agency relationship.>

7 5. Title page, by striking lines 1 and 2 and inserting <An  
8 Act relating to real estate brokers, the rental or leasing of  
9 real estate, and brokerage agreements, and including effective  
10 date and>

11 6. By renumbering as necessary.

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SCOTT WEBSTER