

**Senate File 314 - Enrolled**

Senate File 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 inhabitation.

---

AMY SINCLAIR  
President of the Senate

---

PAT GRASSLEY  
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 314, Ninety-first General Assembly.

---

W. CHARLES SMITHSON  
Secretary of the Senate

Approved \_\_\_\_\_, 2025

---

KIM REYNOLDS  
Governor

unofficial