

S- 2/27/96 State Gov
S- 3/21/96 Do Pass

FEB 14 1996
Place On Calendar

HOUSE FILE 2202
BY COMMITTEE ON STATE GOVERNMENT

(SUCCESSOR TO HF 2126)

Passed House, ^(P.444) Date 2/26/96 Passed Senate, Date 3/26/96 (p.1042)
Vote: Ayes 94 Nays 0 Vote: Ayes 49 Nays 0
Approved _____

A BILL FOR

1 An Act relating to permissible acts related to real estate sales,
2 exchanges, purchases, rentals, leases, or advertising by
3 licensees and nonlicensees.
4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

HF 2202

1 Section 1. Section 543B.7, Code Supplement 1995, is
2 amended by adding the following new subsection:

3 NEW SUBSECTION. 11. A nonlicensed employee of a licensee
4 who provides information to another licensee concerning the
5 sale, exchange, purchase, rental, lease, or advertising of
6 real estate which has been provided to the employee by the
7 employer licensee either verbally or in writing.

8 Sec. 2. Section 543B.56, subsection 3, paragraph b, Code
9 Supplement 1995, is amended to read as follows:

10 b. Act in a transaction on the licensee's own behalf, on
11 behalf of the licensee's immediate family or brokerage, or on
12 behalf of an organization or business entity in which the
13 licensee has an interest, unless the licensee has the provided
14 written consent-of disclosure of the interest to all parties
15 to the transaction.

16

EXPLANATION

17 This bill exempts from the provisions of chapter 543B the
18 actions of a nonlicensed employee of a licensed real estate
19 broker or salesperson who provides information to another
20 licensee concerning the sale, exchange, purchase, rental,
21 lease, or advertising of real estate, and the information has
22 been provided to the employee by the employer licensee either
23 verbally or in writing.

24 The bill also provides that a licensed real estate broker
25 or sales person, is prohibited from acting in a transaction on
26 the licensee's own behalf, on behalf of the licensee's
27 immediate family or brokerage, or on behalf of an organization
28 or business entity in which the licensee has an interest,
29 unless the licensee has provided written disclosure of the
30 interest to all parties to the transaction. Currently, the
31 licensee must have the consent of all parties to the
32 transaction before acting in the transaction.

33

34

35

written consent-of disclosure of the interest to all parties
to the transaction.

HOUSE FILE 2202

AN ACT

RELATING TO PERMISSIBLE ACTS RELATED TO REAL ESTATE SALES,
EXCHANGES, PURCHASES, RENTALS, LEASES, OR ADVERTISING BY
LICENSEES AND NONLICENSEES.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 543B.7, Code Supplement 1995, is
amended by adding the following new subsection:

NEW SUBSECTION. 11. A nonlicensed employee of a licensee
who provides information to another licensee concerning the
sale, exchange, purchase, rental, lease, or advertising of
real estate which has been provided to the employee by the
employer licensee either verbally or in writing.

Sec. 2. Section 543B.56, subsection 3, paragraph b, Code
Supplement 1995, is amended to read as follows:

b. Act in a transaction on the licensee's own behalf, on
behalf of the licensee's immediate family or brokerage, or on
behalf of an organization or business entity in which the
licensee has an interest, unless the licensee has the provided

RON J. CORBETT
Speaker of the House

LEONARD L. BOSWELL
President of the Senate

I hereby certify that this bill originated in the House and
is known as House File 2202, Seventy-sixth General Assembly.

ELIZABETH ISAACSON
Chief Clerk of the House

Approved April 4, 1996

TERRY E. BRANSTAD
Governor

HF 2202