

STATE OF ALASKA  
DEPARTMENT OF COMMERCE, COMMUNITY & ECONOMIC DEVELOPMENT  
DIVISION OF CORPORATIONS, BUSINESS AND PROFESSIONAL LICENSING

***Tentative Meeting Agenda***

**REAL ESTATE COMMISSION  
AO360 Work Meeting**

**February 4, 2026**

**Atwood Building,  
550 W 7<sup>th</sup> Avenue, Ste  
Anchorage AK**

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*ZOOM Registration Link:*

<https://us02web.zoom.us/meeting/register/qrPtVo3eSRqBQa7kCaG0eA>

*After registering, you will receive a confirmation email containing information about joining the meeting.*

**Wednesday, February 4, 2026**

1:30 p.m. 1. Call to Order Chair  
2. AO360 review revised plan and final vote.

Adjournment

Next meeting: March 12, 2026



| A    | B  | C         | D                           | E                      | F  | G   | H   | I | K | L    |
|------|----|-----------|-----------------------------|------------------------|--|---|---|---|---|------|
| CBPL | no | Fall 2026 | 12 AAC 64.110(e) 1-10       | Real Estate Commission | Requirements for establishing and maintaining an office- lists out what is completed on form               | amend, change the word "employ/employing/employed" for "supervised" in the proper tense as applicable | delete the last line of (e) and 1-10 could be on the form; not necessary to list out what to do   |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.125 (alt)         | Real Estate Commission | <b>Supervision</b>   | amend, change the word "employ/employing/employed" for "supervised" in the proper tense as applicable | legislative audit recommendation #1 to amend regulations and forms to include independent contractors as well as employment/contracted relationships. |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.125(3)(e)         | Real Estate Commission | Supervision  | amend, clarification of regulation  | remove, Delete the word "modern" and revise the last sentence including the word "in" to "with" (with the real estate office).                        |   |   | 2026 |
| CBPL | no | Fall 2026 | <b>12 AAC 64.130(b)</b>     | Real Estate Commission | <b>Grounds for Revocation or Suspension - advertising</b>  | amend, more direction for teams   | Amend: add, advertising, teams minimum size of text of office name vs team name   |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.130(17)           | Real Estate Commission | <b>Grounds for Revocation or Suspension</b>  | amend, change the word "employ/employing/employed" for "supervised" in the proper tense as applicable | legislative audit recommendation #2 to amend regulations and forms to include independent contractors as well as employment/contracted relationships. |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.140(e)(1)         | Real Estate Commission | Employment of Unlicensed Personnel - ability to revoke/suspend/deny license                                | amend   | move to 12 AAC 64.130 for efficiency of the document, clarification of regulation   |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.140(e)(2)         | Real Estate Commission | Employment of Unlicensed Personnel - accepting a commission  | repeal  | remove/delete, covered in statute 08.88.01(d)   |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.160               | Real Estate Commission | False or Misleading Statements: ability to revoke/suspend/deny license                                     | amend, clarification of regulation  | move to 12 AAC 64.130 for efficiency of the document  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.200               | Real Estate Commission | <b>Deposit to Trust Account</b>  | amend, change the word "employ/employing/employed" for "supervised" in the proper tense as applicable | legislative audit recommendation #2 to amend regulations and forms to include independent contractors as well as employment/contracted relationships. |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.240(a)            | Real Estate Commission | <b>Broker 's Commission</b>  | amend, change the word "employ/employing/employed" for "supervised" in the proper tense as applicable | legislative audit recommendation #2 to amend regulations and forms to include independent contractors as well as employment/contracted relationships. |   |   | 2026 |
| CBPL | no | Fall 2027 | 12 AAC 64.280 .325          | Real Estate Commission | <b>Recovery Fund Claims</b>  | repeal  | remove entire section; recovery fund. REC working on requesting the recovery fund statutes AS 450 .495, be eliminated per Leg. Audit                  |   |   | 2027 |
| CBPL | no | Fall 2026 | 12 AAC 64.410(a)(8)         | Real Estate Commission | Minimum Classroom and Virtual Course Requirements - evaluation form  | repeal  | repeal, not being used  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.410(b)            | Real Estate Commission | Minimum Classroom and Virtual Course Requirements - college transcripts substitution for certificate       | repeal  | repeal, not being used  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.410(c)            | Real Estate Commission | Minimum Classroom and Virtual Course Requirements - minimum instructional contact day requirements         | repeal  | repeal, not being used  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.410(f)            | Real Estate Commission | Minimum Classroom and Virtual Course Requirements - Courses developed by a national organization           | repeal  | repeal, not being used  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.410(g)            | Real Estate Commission | Minimum Classroom and Virtual Course Requirements - courses offered by an accredited college or university | repeal  | repeal, not being used  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.410(a)(3) & (b)   | Real Estate Commission | <b>Correspondence Courses</b>  |   | Amend "electronic mail" to "online systems", and "United States mail" to "mail service".  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.450               | Real Estate Commission | <b>Temporary Instructor Approval</b>   | repeal  | remove/delete entire section, just have instructors apply for permanent instructor license  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.500(m)(2) and (3) | Real Estate Commission | <b>Continuing Education Requirements: contact hour minimums</b>  | repeal  | remove/delete entire section. Education sponsors submit courses for approval through ESC  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.500(n)            | Real Estate Commission | <b>Continuing Education Requirements: courses taken outside of the state</b>                               | repeal  | remove/delete entire section  |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.570(a)            | Real Estate Commission | <b>Property Management of Real Property</b>  | amend, change the word "employ/employing/employed" for "supervised" in the proper tense as applicable | legislative audit recommendation #2 to amend regulations and forms to include independent contractors as well as employment/contracted relationships. |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.600               | Real Estate Commission | <b>Insurance Required</b>  | amend   | Amend: add to sentence, "application to obtain, transfer, retransfer or renew license."   |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.610(g)            | Real Estate Commission | <b>Time for Filing Certification of Equivalent Coverage</b>  | Amend   | outdated, regulation clean up   |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.980               | Real Estate Commission | <b>Documents Submitted by Facsimile</b>  | repeal  | legislative audit recommendation #2 to amend regulations and forms to include independent contractors as well as employment/contracted relationships. |   |   | 2026 |
| CBPL | no | Fall 2026 | 12 AAC 64.990(a), (b)(4)    | Real Estate Commission | <b>Definitions</b>   |   |   |   |   | 2026 |



**12 AAC 64.075 — LICENSE TRANSFER** (a) When a licensee requests a license transfer from one broker to another:

1. The **supervising broker** must complete and sign the “Broker Notice to Real Estate Commission of Licensee Supervision” <sup>1</sup> form, provide a copy of the completed form to the licensee, and submit the completed form to the commission, either by online systems or mail service to the Division.
2. The terminating **broker** must complete and sign the “Broker Notice to Real Estate Commission of Licensee Termination” form, provide a copy of the completed form to the licensee, and submit the completed form to the commission, either by online systems or mail service to the Division, no later than <sup>2</sup> five (5) days from the date of the licensee’s request.
3. The licensee must provide the new **supervising broker** with a copy of the completed termination form and submit to the commission a completed application for license transfer along with the fees established in 12 AAC 02.360.

(b) <sup>3</sup> After applying <sup>4</sup> (submitting a complete application) for a license transfer to the commission, the licensee may work in the office of the new employing broker for not more than 30 days while waiting for an amended license certificate. The new **employing broker** shall keep a copy of the licensee's signed application for license transfer and a copy of the completed broker notice to real estate commission of licensee termination form described in (a) <sup>5</sup> of this section until the amended license certificate is received <sup>6</sup> (issued). A licensee may not engage in activities requiring licensure under AS 08.88 until the commission receives all required documentation and fees. <sup>7</sup>

# Summary of Comments on Agenda draftDecember 18. 2019

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Number: 1 Author: Givens, Kery L (CED) Date: 1/27/2026 1:43:00 PM  
Replaced notice of employment

Number: 2 Author: Givens, Kery L (CED) Date: 1/27/2026 1:11:00 PM  
Continuous days or business days??

Number: 3 Author: Givens, Kery L (CED) Date: 1/27/2026 1:27:00 PM  
Change from (c) to (b) - change following sections accordingly

Number: 4 Author: Givens, Kery L (CED) Date: 1/27/2026 1:45:00 PM  
Replace applying

Number: 5 Author: Givens, Kery L (CED) Date: 1/27/2026 1:25:00 PM  
Change from (b) to (a)

Number: 6 Author: Givens, Kery L (CED) Date: 1/27/2026 1:41:00 PM  
Replace with issued.

Number: 7 Author: Givens, Kery L (CED) Date: 1/28/2026 1:50:00 PM  
Change ( c ) to (b)

## Cites for Electronic Mail & USPS Mail

1. **12 AAC 64.061. LICENSE BY ENDORSEMENT**
  - a. (c) (1)(c)(i)
2. **12 AAC 64.071. LICENSE RENEWAL**
  - a. (a)
3. **12 AAC 64.075. EMPLOYMENT AND TRANSFER**
  - a. (a), (b), (e)
4. **12 AAC 64.077. BROKER AUTHORIZATION OF LICENSE APPLICATIONS**
  - a. (b)
5. **12 AAC 64.430. CORRESPONDENCE COURSES**
  - a. (a)(3),& (b)

# Alaska Real Estate Commission

## Proposed Regulation Change – Employing to Supervising

**Subject:** Terminology Update – “Employing Broker / Employed by a Broker” → “Supervising / Supervise”

### Purpose and Rationale

The Alaska Real Estate Commission proposes to amend **12 AAC 64** to modernize terminology describing broker–licensee relationships by replacing references to “*employing broker*” and “*employed by a broker*” with “*supervising broker*” and “*supervised by a broker*” to reflect the inclusion of Independent Contractor and/or employee broker relationships.

This change:

- More accurately reflects the statutory and regulatory **supervisory role** of brokers
- Reduces confusion regarding employment, labor classification, and tax status
- Aligns regulatory language with actual practice, including independent contractor relationships
- Improves consistency with professional standards and risk-management expectations

This amendment is **terminological only** and does **not** alter substantive duties, responsibilities, or authority currently imposed under statute or regulation.

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### Proposed Amendment Language

#### Section 1. General Terminology Replacement

Throughout **12 AAC 64**, unless the context clearly requires otherwise:

1. The term “**employing broker**” is replaced with “**supervising broker**.”
2. The phrase “**employed by a broker**” is replaced with “**supervised by a broker**.”
3. The terms “**employ**,” “**employs**,” or “**employment**,” when used to describe the relationship between a broker and a licensee, are replaced with “**supervise**,” “**supervises**,” or “**supervision**.”

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#### Section 2. Construction and Interpretation

A reference in **12 AAC 64** to a licensee being “*supervised by a broker*” means that the broker:

- Holds responsibility for regulatory compliance, oversight, and professional conduct of the licensee as required by AS 08.88 and 12 AAC 64; and
- Does not, by use of the term “supervise,” establish or imply an employer-employee relationship for purposes outside the scope of real estate licensure and regulation.

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### **Section 3. No Employment Relationship Created**

Nothing in **12 AAC 64**, including the use of the terms “*supervise*” or “*supervision*,” may be construed to:

- Establish an employer-employee relationship;
- Affect the civil, tax, or labor classification of a licensee; or
- Expand or limit obligations outside the scope of **AS 08.88** and real estate licensure.

This section is declaratory of existing law and reflects the statutory intent of **AS 08.88**, which regulates **licensure and professional responsibility**, not employment status.

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### **Section 4. Licensee Relationship to Broker**

A salesperson or associate broker may conduct real estate activity **only while supervised by a licensed broker**, consistent with **AS 08.88**, and remains subject to the broker’s supervision regardless of contractual or compensation arrangements.

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### **Section 5. No Substantive Change Intended**

This amendment is intended solely to clarify regulatory language. No duties, liabilities, or standards of conduct imposed on brokers or licensees under existing law are created, removed, or modified by this change.

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### **Illustrative (Non-Codified) Examples**

- “A salesperson **employed by** a broker” → “A salesperson **supervised by** a broker”
- “The **employing broker** is responsible for...” → “The **supervising broker** is responsible for...”

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## Proposed Regulations- Quick Guide

### 12 AAC 64.063. MINIMUM EDUCATION REQUIREMENTS FOR LICENSURE.

#### 12 AAC 64.063(a)(2), (b) and (c)-

1. Application by Endorsement – (Does not affect initial licenses by exam)
  - Remove 18-24mo Pre-Licensing Education requirement and replace within 18 months for 6 hours AK Law
  - Require all License by Endorsement applicants to submit proof of completion/certificate since original type licensure Equivalent Broker/Associate Broker 30 hour r BPL, or Equivalent Salesperson 40hr SPL
2. Change 30 hours Broker Pre-Licensing from 3hrs AK Law to 6hrs AK Law in course.

### 12 AAC 64.064. EDUCATION REQUIREMENTS AFTER INITIAL LICENSE.

1. 12 AAC 64.064(h)-
  - (h) Upgrade from salesperson to broker or associate broker may not supervise until completing broker PLE.
  - Require Broker PLE Before Supervision of licensees
2. 12 AAC 64.064(g)-
  - Licensee options – remain in “Lapse” status, Downgrade to Salesperson, or Reinstate license

### 12 AAC 64.065. LICENSE REQUIRED FOR EMPLOYEES, DIRECTORS, AGENTS, AND OFFICERS.

#### 12 AAC 64.065(5)(c)-

- Replace the word “Corporation” with “Entity”

### 12 AAC 64.075. EMPLOYMENT AND TRANSFER.

#### 12 AC 64.075(f)-

- Amendment to Office Change Procedure/processing for Brokers and Associate Brokers in Charge – 10 days. Similar to the 30 day timeframe allowed for licensees transferring to a different office and they have up to 30 days to work in the new office while waiting for REC processing time and an amended certificate, 12 AAC 64.075

### 12 AAC 64.078. TEMPORARY ASBSENCE OF BROKER OF RECORD

#### 12 AAC 64.078(b)(2)-

- Change wording to “during the broker of record’s absence; the broker temporarily substituting for the broker of record shall remain employed at that the ~~person’s~~ substitute broker’s currently registered office.”

### 12 AAC 64.110. REQUIREMENTS FOR ESTABLISHING AND MAINTANING AN OFFICE.

#### 12 AAC 64.110(a) and (b)-

- to add the word “physical” before principal office in the state.
- Draft revision to verbiage brought forward at the November 2024 work meeting regarding physical office in the state.

### 12 AAC 64.130. GROUNDS FOR REVOCATION OR SUSPENSION.

#### 12 AAC 64.130(8)-

- Add, advertising, teams’ minimum size of text of office name vs team name
- Replace the word “Corporation” with “Entity”