

Chapter 64. Real Estate Commission.

(Words in **boldface and underlined** indicate language being added; words [CAPITALIZED AND BRACKETED] indicate language being deleted. Complete new sections are not in boldface or underlined.)

12 AAC 64.059(d)(4) is amended to read:

(4) submits a broker training education certificate or a transcript from a college or university registrar verifying **30** [15] hours of broker training education approved by the commission;

(Eff. 2/11/95, Register 133; am 6/2/95, Register 134; am 2/12/99, Register 149; am 9/6/2002, Register 163; am 3/27/2008, Register 185; am 6/22/2008, Register 186; am 5/31/2012, Register 202; am 12/13/2014, Register 212; am ____/____/_____, Register _____)

Authority: AS 08.88.071 AS 08.88.091 AS 08.88.263
AS 08.88.081 AS 08.88.171

12 AAC 64.117 is amended to read:

12 AAC 64.117. Broker's written policy. A broker shall adopt a written policy manual that addresses guidelines and procedures

- (1) to determine the designated licensee;
- (2) that establish a policy for when the broker becomes a designated licensee;
- (3) for neutral licensees;
- (4) for a single real estate licensee representing one party in a transaction while providing specific assistance to an unrepresented party in the same transaction; [AND]
- (5) for maintaining confidentiality within the office for all transactions; **and**
- (6) for the supervision of teams, if applicable**

(A) to include a policy covering the usage of the consumer disclosure,

12 AAC 64.118;

(B) how consumers are represented within a team. (Eff. 1/1/2005,

Register 172; am ____/____/_____, Register _____)

Authority: AS 08.88.071 AS 08.88.171 AS 08.88.685
AS 08.88.081 AS 08.88.600

12 AAC 64.990(b) is amended by adding a new paragraph to read:

(9) "a team or a group" shall be defined as, two or more licensees within the same brokerage that work together as one unit under a collective name and that provide services or performs activities that require a professional license in real estate.

(Eff. 12/6/81, Register 80; am 4/10/83, Register 86; am 9/29/83, Register 88; am 10/8/90, Register 116; am 7/3/94, Register 130; am 7/16/94, Register 131; am 9/15/94, Register 131; am 2/12/99, Register 149; am 9/6/2002, Register 163; am 6/22/2008, Register 186; am 12/7/2011, Register 200; am ____/____/_____, Register _____)

Authority: AS 08.88.081 AS 08.88.091