

Alaska Real Estate News

Volume 2 Issue 1

July 2005



Message From the Executive Administrator

Sharon J. Walsh, Executive Administrator

Real Estate Commission Web Site Update

We are a dynamic group around here and part of that energy will be the result of unveiling our new Real Estate Commission web site. We are confident that you will find 90% of what you are looking for on this web site. The other 10% will be on the new database for education information. The beauty of the new web site is that it is organized and functional for licensees as well as the general public.

The intent of the web site is for the licensee to have access to information at anytime. They will be the direct beneficiaries to our web site revisions.

Some of the much-anticipated categories that are new to the web site include:

The ListServ

This will provide licensees the ability to receive weekly updates from the Commission. The issues may range from regulation projects to creation of new forms. Licensees will be apprised of new educational offerings. This ListServ is self-directed and interested parties will need to subscribe on their own.

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Commission Location

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Anchorage, AK 99501
Ph: 907.269.8160
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Web: commerce.state.ak.us/occ/prec.htm

HB 169 Update

On July 15th Governor Murkowski signed HB 169 into law. The Commission will begin working on draft regulations. The first scheduled meeting will be on August 8, 2005 in Anchorage, which is open to the public. A 30-day public comment period will commence once the regulations are drafted.

If you are interested in receiving notices regarding Commission business, please go to the AREC web site and sign up to the ListServ.

The Alaska Real Estate Commission will be closed to commemorate the following holidays:

September 5, 2005 (Labor Day)

October 18, 2005 (Alaska Day)

COMMISSION MEMBERS

Barbara Ramsey, Chair
Associate Broker
3rd Judicial District

Roger A. Stone
Broker
1st Judicial District

Gene DuVal
Broker
4th Judicial District

David Somers
Broker At Large

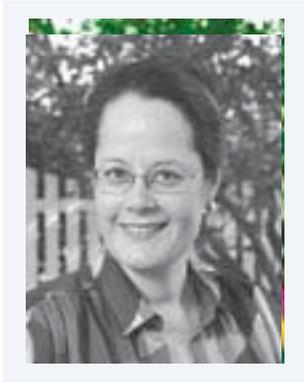
Rita Wilson
Broker at Large

Bradley J. Fluetsch, CFA
Public Member

Vacant
Public Member

Message From the Chair

by Barbara Ramsey



The June meeting of the Real Estate Commission (REC) in Fairbanks was a very productive two-day meeting.

First, we welcomed our newest members on the Commission, Roger Stone and Gene Duval. Roger's biography is included in this issue. After just one meeting, it is evident that Roger and Gene will have a lot to contribute to the Commission. Their expertise will serve licensees and the public well.

A great deal of time was spent at the Fairbanks meeting drafting and modifying regulations. The Commission feels that these changes will help to clarify frequently asked questions. For more information about the draft regulations, please see page 5 of this newsletter or go to the Commission web site at www.commerce.state.ak.us/occ/prec.htm to download copies. The Commission encourages you to comment on all proposed regulations.

In addition, the Commission discussed industry comments and reviewed the Consumer Pamphlet, Waiver and Property Disclosure forms. All three forms will have minor changes. The Commission will notify all licensees of any upcoming changes.

Throughout the entire meeting, the Commission worked on the development of "Best Business Practices" and "Frequently Asked Questions" information to be included on the Commission web site. These two items are based on reoccurring questions the staff

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COMMISSION STAFF

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Left to Right:

Gene Duval
Barbara Ramsey
Rita Wilson
Bradley Fluetsch
Dave Somers
Sharon Walsh
Roger Stone
Nancy Harris

Meet Commissioner Roger Stone



Roger was appointed to the Commission in June. He is an Associate Broker with Alliance Realty in Ketchikan. Roger has over thirty years in the Banking/Finance/Real

Estate industry. His primary focus is Property Management.

Roger has lived in Alaska since 1978. In his spare time he enjoys hunting, fishing, golfing and classic cars. His wife Susan is a middle school teacher. They are the proud parents of three daughters.

Please join staff in welcoming Roger to the Commission.

Keep Your CE Certificates

Each licensee is responsible for keeping his or her continuing education certificates for three years. Licensees will be required to submit an affidavit of education when renewing their licenses and, if audited, must supply copies of the original certificates.

The Commission office does not keep the certificates on file. If you have lost a certificate, you will have to obtain a duplicate from the instructor or entity that offered the course.

DON'T DELAY!

Renewal time is fast approaching. Now is the time to start thinking about Continuing Education. All CE must be completed by the January 31, 2006 renewal deadline.

Division of Banking & Securities Seeks Regulatory Authority Over Mortgage Brokers

The Division of Banking and Securities is currently working on draft legislation that would require mortgage brokers to seek licensure to conduct business in Alaska.

Roger Prince, Financial Institution Examiner for the Division of Banking and Securities anticipates that the draft legislation will be ready for the 2006-2007 Legislative Session. This will be an industry-sponsored bill.

The legislation will require that any mortgage-based businesses that solicit Alaska consumers or buys mortgage loans will be subject to licensure and examination by the Division of Banking and Securities.

The goal of this legislation is to offer protection to the public yet doesn't deter companies from offering their services in Alaska.

Alaska is the only state in the country that does not regulate mortgage brokers.

News From ARELLO

The holder of a patent for a computer-based real estate mapping system believes real estate licensees all across North America may be infringing on his patent. The program, which applied for a U.S patent in 1989 and had it granted in 1991, is an interactive mapping system used to find homes for sale. The patent holder has filed multiple lawsuits - one against Moore USA's Cyberhomes, another against Microsoft's Home Advisor and another against a licensee in Pennsylvania. The patent holder is seeking US\$10,000 license fee for use of mapping systems.

Upcoming Continuing Education Classes

Anchorage Board of Realtors

Contact Kay Dubois at 561-2338 for details.

August 19, 2005

Course # 2149 8 ECE

Ninja Selling with Walter Frey

October 19-21, 2005

CE Marathon

Royse & Associates

Contact Royse & Associates at 563-3086 for details.

Summer 2005

Course # 2139 4 DCE

Paperwork & Documents

Course # 2138 4 DCE

Current Trends

Course # 671 2 ECE

Enhancing Service with Computers

Course # 2080 2 ECE

Success Strategies for Customer Service

Course # 2090 3 ECE

Fair Housing

Course # 2081 2 ECE

Property Marketing Makeover

Course # 901 3 ECE

Real Estate Business Ethics

If you would like to have information posted in the AREC Newsletter concerning dates and times of upcoming courses, please send an email to:

teresa_thacker@commerce.state.ak.us

Deadlines for submission are as follows:

September 10th, 2005

December 5th, 2005



Proposed Regulations

The Commission, at their June 13-14 meeting in Fairbanks drafted the following regulations. These proposed regulations will be available for public comment for 30 days after which the Commission will review suggested changes from the public.

Alaska Real Estate Statistics

4/11/05 - 7/14/05

New Issues

New Salesperson: 96
 Broker Upgrades: 7
License by Endorsement: 5

Active Licensees to Date

Salesperson: 1680
 Associate Broker: 395
 Broker: 479

The draft regulations will be available for viewing and public comment on the AREC web site at www.commerce.state.ak.us/prec.htm. Click on the "Proposed Regulations" link to download a copy of the proposed changes. For information about public comment click on the "Public Notices" link of the AREC web site.

12 AAC 64.063 (b)(3)(4), (c)(1)(2)(5)(6) - Licensing - amended and new section added

12 AAC 64.095 Unlicensed Assistants - repealed and readopted

12 AAC 64.110(a) Place of Business - amended

12 AAC 64.325(c) Surety Fund Claims- amended

12 AAC 64.470 Real Estate Education Standards - amended and new section added

Would you like to be notified of regulation changes?

If you wish to be added to the "Interested Parties List" in order to receive official notification of proposed regulation changes, you must contact the Regulations Specialist, Remigio C. Maiquis Jr. at (907) 465-2537, or by email at jun_maiquis@commerce.state.ak.us.

Important Dates

September 22-23

AREC Meeting
Anchorage

October 14

Renewal of CE
Courses Begins

November 30

License Renewal
Begins

January 31, 2006

Deadline for License
Renewal and CE
Course Renewal

Recently Approved Courses and Instructors

COURSES

The Disaster Experience	3 ECE	Course # 2156
New Tools for Your Management Toolbox	3 ECE	Course # 2157
Risk Management	3 ECE	Course # 2158
Closing the Transaction Process	2 ECE	Course # 2159

INSTRUCTORS

Pili Myer	Topics: 1,4,6,15,16,19,25,33,35	Instructor # 567
Bob Mellinger	Topic: 4,8,36	Instructor # 568
Charlie Dismore	Topic: 23,36	Instructor # 569
Steve Myers	Topic: 8,19,23,37,40	Instructor # 570
Greg Lancaster	Topic: 40	Instructor # 571
Elise McCullough	Topic: 33	Instructor # 572
Ronald W. Myers	Topics: 40, 43	Instructor # 573

Subject Matter Experts Meet With Promissor to Review Real Estate Exam

On June 16th and 17th, Promissor hosted an exam review meeting in Anchorage.

The purpose of the meeting was to review exam questions and make recommendations to the Commission concerning exam content and length.

Exam reviews are usually conducted every 1-3 years or when substantial changes have occurred in laws governing the practice of real estate.

Updates to the new exams are scheduled to take effect as early as September of this year.



L to R backrow: Deb Vanasse, Christopher Lund, Leslie Brady, Bradley Fluetsch, Teena Steenmeyer L to R front row: Judy Cloud, Les Reynolds, Michael Kay (Promissor), Teresa Thacker (not pictured)



REMEMBER - RENEWALS ARE COMING!!!

DON'T FORGET TO CHANGE YOUR ADDRESS WITH THE COMMISSION. LICENSE RENEWALS ARE SCHEDULED TO BE MAILED LATE NOVEMBER.

Real Estate Commission Web Site Update

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Frequently Asked Questions (FAQ's)

These are questions that the Commission's staff frequently responds to from licensees. These are informative questions and answers for many issues, in particular those that relate to licensing.

New Licensing Applications

There are now licensing applications that are required to be completed before submission to the Real Estate Commission. The applications are for Broker, Associate Broker and Salesperson through examination. The other type of license application is for Endorsement.

We always welcome your ideas and comments. We look forward to offering you a more convenient way to keep in contact with the Real Estate Commission.

Check out the new AREC web site at www.commerce.state.ak.us/prec.htm

Online Public Notices Commerce

Real Estate Commission

State of Alaska > Commerce > Occupational Licensing > Alaska Real Estate Commission

APPLICANTS & LICENSEES

- General Information
- Broker/Associate Broker Licensing Requirements
- Sales Person Licensing Requirements
- Forms
- Surety Fund Claims
- License Renewal and Forms
- Online Renewal
- Frequently Asked Questions
- Fee Schedule

EDUCATION

EVALUATE A COURSE

- Instructor Approval
- Course Approval
- Continuing Education Catalog
- Real Estate Schools
- Continuing Education Requirements

COMMISSION

Our Mission

The mission of the Alaska Real Estate Commission is to protect the public interest by licensing practitioners and enforcing the established standards, to promote professional excellence in the real estate industry, and to support and encourage licensees.

Who We Are

The Alaska Real Estate Commission consists of 5 real estate brokers or associate brokers and two public members. Commission members are appointed by the governor and confirmed by the Legislature. The Division of Occupational Licensing, whose office is located in Anchorage, staffs the Commission.

What We Do

The Commission adopts regulations to implement the laws governing the practice of real estate in Alaska. The Commission also approves education courses and instructors, makes final licensing decisions and takes disciplinary action against people who violate the licensing laws.

find

STATE OF ALASKA
DEPARTMENT OF
COMMERCE
COMMUNITY AND
ECONOMIC DEVELOPMENT

Quick Links...

- Buy a Business License
- Business License Search
- Professional License Search
- Download List of License Holders

Of Interest...

- Business Licensing
- Small Business Development
- Other Occupations Licensed in Alaska
- Notices of Proposed Regulations

Commission Staff Ready to Give You Information, But Not Advice

Alaska Real Estate Commission staff members are always ready and willing to provide assistance to licensees and to the public.

That assistance, however, comes only in providing real estate related information and documents. The staff cannot and will not provide interpretations of the License Law and Regulations nor Landlord/Tenant Law, nor will staff advise callers on how to proceed in a particular situation.

Often, the staff receives requests for advice on or interpretations of contracts or leases. They are unable to help with these requests. No staff person is licensed to practice law, and the Commission is not authorized to give legal advice to anyone.

Having said that, the Commission staff can and does provide substantial assistance to licensees and the public by:

- Referring callers to relevant provisions of the License Law and Regulations;
- Describing the process for reinstating a lapsed or inactive license;
- Telling a licensee how much continuing education he/she is required to have to renew or reinstate a license
- Revealing whether a particular individual or firm is licensed and whether there has been any formal disciplinary action;
- Mailing any of the Commission's information or application forms and answering any questions about them;
- Providing a list of approved pre-license and broker schools with their location and telephone numbers;
- Explaining how to file a complaint with the Commission or how to file a Surety Fund Claim and;
- Giving out names and phone numbers of other agencies or organizations that might be of assistance to the caller.

Just as the staff cannot interpret License Law or Regulations or give advice, they cannot:

- Waive or modify any requirement of the License Law or Regulations
- Assist in resolving disputes about commissions or fees
- Recommend a brokerage firm a licensee or an approved school.

Commission Meetings are Open to the Public

Mark your calendars for the next Real Estate Commission meetings:

September 22-23 - Anchorage



Message From the Chair continued from page 1

and the Commission receive from licensees which we feel are important to share with everyone.

The bulk of the meeting centered on HB 169. Governor Murkowski signed the legislation into law on July 15th. Drafting the regulations to implement this legislation will be the Commission's primary focus for the balance of the year. The Commission will be meeting on August 8th to start the drafting process. Updates will be available in future issues of the Alaska Real Estate News newsletter and on the web site.

As always, the Commission welcomes any and all questions and comments from the membership and the general public. Please do not hesitate to contact staff or a Commission member.