

Sarah Palin, Governor
Emil Notti, Commissioner
Lynne Smith, Director

Message From the Executive Administrator

Sharon J. Walsh, Executive Administrator

The Real Estate Commission had its 3rd meeting of the fiscal year in Juneau on March 12 & 13. We had a substantive meeting with our Assistant Attorney General's Gayle Horetski and Dan Branch. The Commission discussed a regulation project that needed further clarification on the issue of working out of a home office that is not a principal or branch office. We also discussed the proposed regulation for mandatory errors and omission insurance. We had a technical issue with the way the legislation was written last year and signed into law. We are currently working through that issue and hope to have the regulations out for public comment within the month.



The Commission had a brief overview of the activities at the Office of Administrative Hearings by Chief Administrative Law Judge Terry Thurbon. She assigns hearings and surety fund cases to the pool of Administrative Law Judges that she supervises in Anchorage and Juneau.

New licensing statistics indicate the number of licenses that are converting from an active status to an inactive status, has increased by 33 licensees this last quarter.

The Commission would like to see more education courses provided in Alaska that are relevant to national trends in real estate with more of an emphasis on consumer outreach. Staff is looking at topics and courses that will do both. If you have suggestions or concerns please contact us at the Commission.

Please consider attending our next meeting in Anchorage on June 18 and 19th in the Atwood Building.

GOVERNOR APPOINTS NEW COMMISSION MEMBERS

In February, Governor Palin appointed Nancy Davis and Barbara Dickson to the Real Estate Commission. Nancy Davis is presently a broker with Davis Realty in Sitka and will hold the 1st Judicial seat. Barbara Dickson is the new public member who is presently working with the Alaska Tribal Health Consortium.

Please join the staff in welcoming Ms. Davis and Ms. Dickson to the Real Estate Commission.

Also, we would like to thank the two outgoing members for their time and dedication to serving on the Commission, Broker Roger Stone from Ketchikan and public member Tim Worthen with Premier Alaska Tours.

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Commission Members

Brad Cole, Chair
Associate Broker
Wasilla
3rd Judicial District



David Somers
Vice Chair
Broker
Fairbanks
Broker At Large



Nancy Davis
Broker
Sitka
1st Judicial District



Gene DuVal
Associate Broker
Fairbanks
4th Judicial District



Christine Swires
Associate Broker
Anchorage
Broker at Large



F. Lee Sherman
Wasilla
Public Member



Barbara Dickson
Anchorage
Public Member



FREQUENTLY ASKED QUESTIONS

Q. When selling my own property, must I disclose that I am a real estate licensee?

A. Yes. Any individual who is a real estate licensee must disclose that they are licensed to all parties in a real estate transaction. 12 AAC 64.130(9)

Q. How do I change the name of a real estate office?

A. The broker of record must notify the Commission of the change in writing on form #08-4005(Office Changes), provided by the Commission, submit a current list of licensees in the office with their original license certificates, and a fee of \$50.00 per licensee in the office so that all licenses can be updated and reissued.

Q. Does the Commission require an original signature on applications?

A. Yes. For those applications that require a notarized signature, the signature must be original. The Commission does not accept copies of notarized signatures.

Q. If I transfer my license to another office when can I start working at the new office?

A. After applying for a license transfer, a licensee may work in the new office no more than 30 days while waiting for an amended license. The new employing broker shall keep a copy of the licensee's signed application for license transfer and a copy of the signed license certificate until the amended license certificate is received. 12 AAC 64.075(c)

SURETY FUND CASES

Case # S-29-001, Smart v. Burden

The Commission adopted the Administrative Law Judge's recommendation to deny Mr. Smart's surety fund claim. Mr. Smart did not prove by preponderance of the evidence that he suffered losses as a result of fraud, misrepresentation, deceit, conversion of trust funds or community association accounts.

DISCIPLINARY ACTIONS

Donald S. Murray, Salesperson; Anchorage, Case #3004-07-014

On March 12, 2009, the REC adopted Murray's voluntary license surrender following his guilty plea in federal court to multiple counts of wire fraud and conspiracy involving fraudulent real estate transactions.

Lance C. Lockard, Broker; Anchorage, Case #3000-07-004

On March 12, 2009, the REC revoked Lockard's real estate broker license following his guilty plea in federal court to 12 counts of conspiracy, bank fraud, wire fraud, and false statements to banks involving fraudulent real estate transactions.

Jan C. Hood, Salesperson; Girdwood, Case #3004-08-016

On March 13, 2009, the REC adopted Hood's voluntary license surrender. At the time of the surrender, Hood was under investigation for falsification of a broker license application.

Sharon J. Walsh
Executive
Administrator
269-8197



Nancy Harris
Project Assistant
269-8168



Beata Smith
Licensing Examiner
269-8162



Josie Bevington, Salesperson, has signed a Consent Agreement, Case #3004-08-018, for non-compliance of continuing education for the 2008-2010 renewal. Ms. Bevington was assessed a \$2500 fine with \$2000 suspended plus an additional fine of \$1000 based on \$50 for each designated continuing education credit hour lacking, reprimand, and subject to a mandatory continuing education audit for the next two renewal periods.

Robert Bolding, Salesperson, has signed a Consent Agreement, Case #3004-08-017, for non-compliance of continuing education for the 2006-2010 renewal. Mr. Bolding was assessed a \$2500 fine with \$2000 suspended plus an additional fine of \$200 based on \$50 for each designated continuing education credit hour lacking, reprimand, and subject to a mandatory continuing education audit for the next two renewal periods.

Teresa Burnett, Associate Broker, has signed a Consent Agreement, Case #3002-08-005, for non-compliance of continuing education for the 2006-2010 renewal. Ms. Burnett was assessed a \$2500 fine with \$2000 suspended plus an additional fine of \$300 based on \$50 for each designated continuing education credit hour lacking, reprimand, and subject to a mandatory continuing education audit for the next two renewal periods.

Guadalupe Caro, Salesperson, has signed a Consent Agreement, Case #3004-08-019, for non-compliance of continuing education for the 2006-2010 renewal. Ms. Caro was assessed a \$2500 fine with \$2000 suspended plus an additional fine of \$400 based on \$50 for each designated continuing education credit hour lacking, reprimand, and subject to a mandatory continuing education audit for the next two renewal periods.

Geri Crowley, Associate Broker, has signed a Consent Agreement, Case #3002-08-004, for non-compliance of continuing education for the 2006-2010 renewal. Ms. Crowley was assessed a \$2500 fine with \$2000 suspended plus an additional fine of \$150 based on \$50 for each designated continuing education credit hour lacking, reprimand, and subject to a mandatory continuing education audit for the next two renewal periods.

Donna Orr, Associate Broker, has signed a Consent Agreement, Case #3002-08-002, for non-compliance of continuing education for the 2006-2010 renewal. Ms. Orr was assessed a \$2500 fine with \$2000 suspended plus an additional fine of \$150 based on \$50 for each designated continuing education credit hour lacking, reprimand, and subject to a mandatory continuing education audit for the next two renewal periods.

David Pfrimmer, Associate Broker, signed a Consent Agreement, Case #3002-08-003, for non-compliance of continuing education for the 2006-2010 renewal. Mr. Pfrimmer was assessed a \$2500 fine with \$2000 suspended plus an additional fine of \$100 based on \$50 for each designated continuing education credit hour lacking, reprimand, and subject to a mandatory continuing education audit for the next two renewal periods.

Clair Ramsey, Associate Broker, signed a Consent Agreement, Case #3300-08-001, for non-compliance of continuing education for the 2006-2010 renewal. Mr. Ramsey was assessed a \$2500 fine with \$2000 suspended plus an additional fine of \$100 based on \$50 for each designated continuing education credit hour lacking, reprimand, and subject to a mandatory continuing education audit for the next two renewal periods.

Alaska Real Estate Statistics
01/02/09 - 03/18/09

New Issues
Salesperson 20

Broker Upgrades
Associate Broker 1
Broker 3

License by Endorsement
Salesperson 1
Associate Broker 0
Broker 1

Active Licensees to Date
Salesperson 1446
Associate Broker 401
Broker 484

Inactive
Salesperson 132
Associate Broker 20
Broker 4

Active Licensees by City/Borough
Anchorage 1227
Wasilla/Palmer 254
Fairbanks 158
Juneau 56