

ALASKA REAL ESTATE NEWS

October 2009

Sean Parnell, Governor
Emil Notti, Commissioner
Lynne Smith, Director

IN THIS ISSUE:

PAGE 2

NEW RENEWAL
INFORMATION

PAGE 3

LEGAL NAME
CHANGES

PAGE 4-5

UPCOMING
CONTINUING
EDUCATION
CLASSES

Commission Location

550 W. 7th Avenue, # 1950
Anchorage, AK 99501
Ph: 907.269.8162
Fax: 907.269.1066
Web: [commerce.state.ak.us/
occ/prec.htm](http://commerce.state.ak.us/occ/prec.htm)

Alaska Real Estate News is published by the Alaska Real Estate Commission as an educational service to all Alaska real estate licensees. This publication is funded entirely by licensees through the Real Estate Surety Fund.



Sharon Walsh

Commission Update

The September meeting of the Real Estate Commission was held in Fairbanks in conjunction with the Alaska Association of Realtors convention. We had a number of licensees stop by to listen to or take part in the meeting. Commission meetings are held four times a year and rotate between Anchorage, Juneau and Fairbanks. We welcome all licensees to participate in our meetings. Some of the highlights from the fall meeting are:

Licensing statistics (with an active license):

Salespersons: 1443 Associate Brokers: 400 and Brokers: 483. The total number of active and inactive licensees is: 2604 and these all expire on January 31, 2010.

Education statistics: There are currently 236 elective continuing education (ECE) courses and 48 designated continuing education courses available. There are 102 approved instructors.

Investigation statistics: There are currently 57 open investigations; 2 in litigation and 3 accusations are being prepared. In FY09 statistics show that there were 68 cases opened on licensees and 45 cases were closed. Surety Fund claims filed in FY10 is 2. In FY09, there were 7 claims filed.

Errors and Omission insurance regulations will be out for public comment soon through the Department of Commerce and not the Commission. We will advise our List Serv subscribers and post it to our web site when it is out for the public comment period. We encourage all licensees to provide feedback on the regulations.

Recently, the Commission has been receiving mail that is being returned due to an incorrect address. If you have changed your address you must notify the Commission of the change. This is in statute AS 08.88.291(C). The fastest way to notify us of a change of address is through email. Please check our web site and make sure the address that we have on file for you is correct. Remember this is a renewal year and starting October 19 we will be sending out reminders of the upcoming renewal start date. If you any have questions or concerns, please give us a call.

Commission member Lee Sherman regretfully resigned his public member position as of August 31, 2009. The Commission members would like to thank Mr. Sherman for his input, time and dedication to serving on the Commission. He will be greatly missed.



New Renewal Information



ATTENTION LICENSEES!

Renewal notification has changed.

There has been a change in the notification of renewal. In the past, licensees have received a renewal form in the mail with the option to renew their license online. However, this renewal will be a bit different. The Real Estate Commission will be mailing out post cards (not renewal forms) informing licensees how

they can renew their license. In order to provide a more expedient and efficient license renewal for our licensees, the Alaska Real Estate Commission (REC) is offering three ways in which to receive a renewal form to renew your real estate license.

1. Renew online through the REC web site
2. Print the renewal form from the REC web site and mail in to the REC office
3. Request a renewal form be mailed to you by calling or emailing the REC office, providing phone number, address and/or email address as applicable

Online renewal will be available starting November 2, 2009!

Continuing Education Requirements

All licensees must complete 20 hours of continuing education (CE) every two years in order to renew their real estate license, 8 hours of designated CE (DCE) and 12 hours of elective CE (ECE). Qualifying courses for the upcoming renewal period must have been completed from February 1, 2008 through January 31, 2010. Please check your certificates to ensure they are valid. If you are not sure, you may check for approved courses on the REC web site, call the provider of the course or call the Real Estate Commission office.

The current approved DCE topics are:

- Licensing Relationships (topic 1) 2 hours
- Prohibited Conduct (topic 18) 2 hours
- Property Disclosures & Inspections (topic 19) 2 hours
- Ethical Decision Making (topic 30) 2 hours

The list of topics can be found in regulation 12 AAC 64.500 (1) thru (41).

AREC ListServ

Have you signed up for the AREC listserv yet? It's a great way to stay informed with Commission news. Subscribe to the Alaska Real Estate Commission electronic mailing list and receive: meeting minutes, agendas, notice of proposed regulations, and quarterly newsletters.

Alaska Real Estate Statistics

07-01-09 thru 09-24-09

New Issues

Salesperson 28

Broker Upgrades

Associate Broker 3

Broker 2

License by Endorsement

Salesperson 2

Associate Broker 0

Broker 2

Active Licensees to Date

Salesperson 1446

Associate Broker 399

Broker 485

Inactive Licensees to Date

Salesperson 116

Associate Broker 22

Broker 6

Active Licensees by City/Borough

Anchorage 1229

Wasilla/Palmer 256

Fairbanks 158

Juneau 55

Kenai 29

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



Barbara Dickson
Anchorage
Public Member



New Renewal Information

Licensees are required to notify the Commission of a legal name change within 30 days of the change. The licensee must submit to the Commission: .

1. Notification of the change of the licensee's name on a form provided by the Commission. This form requires that the licensee's signature be notarized.
2. Copy of marriage certificate, court document or other legal document verifying the change of name.
3. Fee of \$30.00 for an amended license.

The Commission will issue a new license showing the change of name if the licensee has met all the requirements.

A licensee can practice real estate only under the name that they have registered with the Commission. Also, all contract information must reflect the licensee's name that is registered with the Commission.

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

October 19, 2009
(Alaska Day)

November 11, 2009
(Veterans' Day)

November 26, 2009
(Thanksgiving Day)

December 25, 2009
(Christmas Day)

January 1, 2010
(New Years' Day)

Mark your calendar for the next
Real Estate Commission meeting:

December 10 - 11, 2009

Atwood Building, Ste 602
Anchorage



Upcoming Continuing Education Classes

Alaska Association of Realtors

Contact Sandy Eherenman at 907-563-7133 for more information.

CI Intro - Introduction to Commercial Investment Real Estate Analysis #2524 12 ECE
October 19 & 20, 2009

Class to be held at the BP Energy Center in Anchorage

Alaska Craftsman Home Program

Contact Chuck Renfro at 258-2247 or achp@alaska.net for more information.

Energy Efficient Doors & Windows #2485 2 hrs ECE
October 20, 2009,
November 2, 16, & 30, 2009
December 8 & 15, 2009

Basic Building Science #2484 2 hrs ECE
October 12 & 26, 2009
November 9 & 23, 2009
December 7 & 21, 2009

Air Tightness Class for Energy Efficiency #2494 2 hrs ECE
October 13 & 27, 2009
November 10 & 24, 2009
December 8 & 22, 2009

Alaska Housing Finance Corporation

Call 907-330-8437 (toll free) 800-459-2921 or visit www.ahfc.us to enroll in a FREE upcoming seminar! Register early as seminars may be cancelled due to lack of participation.

AHFC Home Choice #1088 8 hrs ECE
October 13 & 14, 2009, 6pm - 10 pm
October 21 & 22, 2009, 6pm - 10pm
October 31, 2009, 8am - 5pm
*October 31, 2009, 8am-5pm

*This class will be held in Palmer at the MTA building. The address is 480 Commercial Drive, Palmer.

All other classes will be held in Anchorage at 4300 Boniface Parkway in the AHFC Conference Room, first floor.

Alyeska Title

Contact Beth Knight at 907-339-8860 or bethk@alyeskatitle.com for more information.

October 26, 2009

Reading a Prelim Title Commit. & Clearing Title #2464 1 ECE

November 4, 2009

Ethics #2313 2 hrs DCE,
Classes located at Prudential

Anchorage Board of Realtors

Contact Kay DuBois at 561-2338 or kdubois@anchorage Realtors.com for more information.

November 16, December 7, 2009

Prohibited Conduct #2472 2 hrs DCE
Ethics #1037 2 hrs DCE
License Relationships #2438 2 hrs DCE
Property Disclosure #2411 2 hrs DCE

November 17 & December 8, 2009

Mold Hazards #1087 2 hrs ECE
Economics of Energy Efficiency #2133 2 hrs ECE
Environmental Zoning & Plats #2238 2 hrs ECE

November 18 & December 9, 2009

Mortgage Fraud/Predatory Lending #2471 2 hrs ECE
Foreclosures #2321 1 hr ECE
Bankruptcy Issues #2019 1 hour ECE
Fishing for Business: Match the Hatch #2087 2 hrs ECE

January 20, 2010

Prohibited Conduct #2472 2 hrs DCE
Ethics #1037 2 hrs DCE
License Relationships #2438 2 hrs DCE
Property Disclosure #2411 2 hrs DCE

(All courses will be held at BP Energy Center)

Fidelity Title Agency

Contact Jesse Wilson at 907-277-6622 or by email at jessew@fidelityak.com for more information.

October 14, 2009, 9 am to 11 am

Residential Lease/Purchase Agreements, Options to Purchase and Rights of First Refusal #2543 2 hrs ECE

Class location: Loussac Library Conference Room

Upcomming Continuing Education Courses - (Con't)

Charlie Sandberg

Contact Stephanie Tri at 907-232-1847 or 244-3060 or email at akrealestate@mtaonline.net for more information.

Anchorage - 20 hr Marathon

October 14 & 15, 2009
November 21 & 22, 2009
December 1 & 2, 2009
December 12 & 13, 2009
January 5 -7, 2009
January 14 - 16, 2009
January 29 - 31, 2009

Fairbanks - 20 hr Marathon

December 4 & 5, 2009

Kenai/Soldotna - 20 hr Marathon

November 6 & 7, 2009

Valdez - 8 hr DCE

October 11, 2009

Wasilla - 20 hr Marathon

December 9 & 10, 2009

Contact Stacy Risner at 907-452-7743 or by email at gfbr@gci.net for more information.

November 5 - 7, 2009

20 hour Marathon

Mat-Su Title

Contact Jenny Nugent at 907-376-1843 or by email at jenny@matsutitle.com for more information.

Friday, October 2, 2009

Residential Lease/Purchase Agreements, Options to Purchase and Rights of First Refusal #2543 2 hrs ECE

McKissock, LP

Contact Brandy Marshall for additional information at (800)328-2008 or bmarshall@mckissock.com

#2442	RE Ethics Stand of Prof.	2 DCE/1 ECE
#2443	Concise Guide RE Tax	4 ECE
#2444	Risk Management	4 ECE
#2445	Appraisal Process Agents	4 ECE
#2446	Buyer Agency	4 ECE
#2447	RE Related Investments	4 ECE
#2448	Contract Law	3 ECE
#2449	Principles Finance	3 ECE
#2450	Tax of RE Cap Gain	3 ECE
#2451	Loan Types & Inst of Fin	3 ECE
#2452	Agency Law	4 ECE
#2475	RE Mathematics	3 ECE
#2481	Liens, Taxes and Forclosures	4 ECE
#2498	Brokerage Relationships	5 ECE
#2499	Personal Marketing	3 ECE
#2501	Property Management	3 ECE
#2502	The Qualifying Process	3 ECE
#2503	Size Matters: Residential Sq Footage	4 ECE
#2515	Alaska RE Commission Core 2008-2010	8 DCE
#2532	Closing Procedures & Settlement Costs	6 ECE
#2533	Real Estate Ethics & Communication	3 ECE
#2534	Safety Precautions for RE Professionals	3 ECE

CHANGE OF ADDRESS

Licensees must notify the Real Estate Commission in writing of any address changes. Please send your changes by:

Mail:

Alaska Real Estate
Commission
550 W 7th Avenue, Ste 1950
Anchorage, AK 99502

Email:

beata.smith@alaska.gov

Fax:

(907) 269-1066

Keep Your CE Certificates

Each licensee is responsible for keeping his or her continuing education certificates for four years. If audited, licensees will be required to submit copies of their completed education certificates. The Commission office does not keep licensee education certificates on file. If you have lost a certificate, you will have to obtain a duplicate from the instructor or sponsor that offered the course.