

**Alaska Association of REALTORS
Industry Issues Meeting
Thursday, September 29, 2011**

Present	Dave Somers	Grant Shields	PeggyAnn McConnochie
	Art Clark	Ruth Blackwell	Debra Leisek
	Glenda Feeken		
	Anita Bates	Don McKenzie	Denny Wood
	Debbie White	HoneyBee Anderson	Roger Porto
	Carole Winton	Errol Champion	Joni Schneider
	Janice Strong		

New Business **Regulation Project 12 A.C.C.02360 (a)(1) License fee increase to \$685.00.**
Discussion took place on the proposed license renewal fee for real estate licensees. AAR will send out information to all the members with instructions on what steps they need to take. The information will include talking points, a draft sample letter and a possible podcast with instructions.
The talking points will include:
 The decreased in licensees resulting in less revenue
 The accounting system is flawed
 Number of people dropping out of the business
 Stating the accounting system has been flawed for years
 Increase in investigations being done

The intent is to educate the members on the issue and motivate them to talk action.

Lien Law for Real Estate Brokers

This issue was brought up by the commercial Realtors – the committee agreed to pursue the issue.

Landlords Required to Fill Out Disclosures

This is referencing AS 34.70 – The issue is when a property is leased, does that result in a transfer of interest in the property. The committee will review the language in the statute.

Electronic Signature Law

There does not seem to be an issue. This will not be on the priority list but will be watched by the Committee.

Donating Commissions to Charities on behalf of clients

Currently this practice is against the law. It was agreed to tweak the current language so it will be legal.

Old Business **Payment of Commission to all legal entities**
The committee agree to oppose this issue.

Statute change to 8.88.398 Clarifying legislative intent about a licensee paying another licensee to assist them within the same office.

The committee agreed on clarifying the law that would allow payment of a licensed assistant by another licensee that is not their broker.

8.88.071 – Legislation giving the AREC the ability to appoint a temporary broker to oversee trust accounts

The committee will work on legislation that allows the Commission to assign a temporary broker to oversee trust accounts in the event of misappropriations of funds, suspension of license and extreme need, and limit the liability of that broker so they agree to it.

Changes to the Tenant Landlord Act

The Committee will review the recommended changes to the Tenant Landlord Act.

Statute change that gives the AREC the ability to enforce sanctions and collect fines.

It was suggested that the department accounting system is currently flawed and until it is fixed, the AREC should not be assigned additional duties to charge to the department.

Adjournment The meeting was adjourned at 10:50 am.