

Kevin Meyer
Lieutenant Governor
State Capitol
Juneau, Alaska 99811
907.465.3520
WWW.LTGOV.ALASKA.GOV




530 West 7th Ave, Suite 1700
Anchorage, Alaska 99501
907.269.7460
LT.GOVERNOR@ALASKA.GOV

**OFFICE OF THE LIEUTENANT GOVERNOR
ALASKA**

MEMORANDUM

TO: Linda Mattson
Department of Commerce, Community and Economic Development

FROM: April Simpson, Office of the Lieutenant Governor 
465.4081

DATE: January 23, 2019

RE: Filed Permanent Regulations: Real Estate Commission

Real Estate Commission regulations re: broker licensure training, a broker's written policy manual, and a related definition (12 AAC 64.059(d)(4); 12 AAC 64.117(6); 12 AAC 64.990(b)(9))

Attorney General File:	2018200531
Regulation Filed:	1/22/2019
Effective Date:	2/21/2019
Print:	229, April 2019

cc with enclosures: Linda Miller, Department of Law
Judy Herndon, LexisNexis

ORDER CERTIFYING THE CHANGES TO
REGULATIONS OF THE REAL ESTATE COMMISSION

The attached two pages of regulations, dealing with broker training education hours, broker's written policy, and definitions, are hereby certified to be a correct copy of the regulation changes that the Real Estate Commission adopted at its September 18, 2018 meeting, under the authority of AS 08.88.071, AS 08.88.081, AS 08.88.091, AS 08.88.171, AS 08.88.263, AS 08.88.600, and AS 08.88.685 and after compliance with the Administrative Procedure Act (AS 44.62), specifically including notice under AS 44.62.190 and 44.62.200 and opportunity for public comment under AS 44.62.210.

This action is not expected to require an increased appropriation.

Although no public comments were received, the Real Estate Commission paid special attention to the cost to private persons of the regulatory action being taken.

The regulation changes described in this order take effect on the 30th day after they have been filed by the lieutenant governor, as provided in AS 44.62.180.

DATE: 9/18/18
Anchorage, Alaska



Traci J. Barickman, Broker, Chair
Real Estate Commission

FILING CERTIFICATION

I, Kevin Meyer
~~Byron Mallott~~, Lieutenant Governor for the State of Alaska, certify that
on January 22, 2019 at 10:28 Am., I filed the attached
regulations according to the provisions of AS 44.62.040 – 44.62.120.



~~Byron Mallott~~, Lieutenant Governor
Kevin Meyer

Effective: February 21, 2019.

Register: 229, April 2019.

Chapter 64. Real Estate Commission.

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 2 / 21 / 2019, Register 229)

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**

(2, to include a policy covering)
(6) for the supervision of teams, if applicable

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

12 AAC 64.118;

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

Register 172; am 2 / 21 / 2019, Register 229)

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) "who a team or a group means 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 2 / 21 / 2019, Register 229)

Authority: AS 08.88.081 AS 08.88.091