



Notice of Proposed Changes in the Regulations of the Alaska Real Estate Commission

Proposed Regulations - FAQ

April 2021

1. What is the purpose of the proposed regulations? What will this regulation do?

12 AAC 64.010. Examination. The purpose of the proposed regulations is to update the language to be more consistent with current times, and update the contact information for the Commission and the testing service.

12 AAC 64.040. Admission to examination. The purpose of the proposed regulations is to update the notification processes for admission to examination by sending the confirmation notice to applicant via email from the testing service, and to update the language regarding registration to be more consistent with current practices.

12 AAC 64.059. Review of license applications. The purpose of the proposed regulations is to change the age and employment experience requirements for an applicant to qualify for an associate broker or broker licensure, and to conform with the current statutory requirements under AS 08.88.171.

12 AAC 64.060. Applications for licensure. The purpose of the proposed regulations is to remove outdated regulations relating to a license limited to practicing community association management. These licenses are no longer issued as of 1999, and there are no more licensees with this type of license.

12 AAC 64.061. License by endorsement. The purpose of the proposed regulations is to update the requirements for licensure by endorsement, to include property management activity as an option for an applicant's proof of active status; to change the employment experience requirements for an applicant to qualify for an associate broker or broker licensure, and to conform with the current statutory requirements under AS 08.88.171; and to be more consistent with current times and processes.

12 AAC 64.071. License renewal. The purpose of the proposed regulations is to update the renewal reminder notice processes by notifying the licensees via e-mail or postal mail.

12 AAC 64.075. Employment and transfer. The purpose of the proposed regulations is to update the language to be more consistent with current times and processes by allowing submission of documents via e-mail or postal mail.

12 AAC 64.077. Broker authorization of license applications. The purpose of the proposed regulations is to require an applicant applying to work in a branch office to submit the employing broker information form of the application, signed by the registered broker and the associate broker in charge of the branch office, and this form may be signed digitally and submitted via e-mail or postal mail.

12 AAC 64.130. Grounds for revocation or suspension. The purpose of the proposed regulations is to change “agent” to “licensee”. Real estate professionals are no longer agents, they are licensees.

12 AAC 64.135. Inspections or audits of records and accounts. The purpose of the proposed regulations is to change “agent” to “licensee”. Real estate professionals are no longer agents, they are licensees.

12 AAC 64.410. Minimum classroom and virtual course requirements. The purpose of the proposed regulations is to add the option of virtual courses and establish requirements for virtual course delivery and attendance; and to update the language to be more consistent with current times and processes.

12 AAC 64.430. Correspondence courses. The purpose of the proposed regulations is to update the language to be more consistent with current times and processes.

12 AAC 64.440. Instructor approval. The purpose of the proposed regulations is to add an additional requirement for instructor applicants to have no disciplinary action within the last five years preceding the application by any real estate regulating authority or professional real estate association; and to update the contact information for the organizations listed in the editor’s note.

12 AAC 64.990. Definitions. The purpose of the proposed regulations is to add a definition for “virtual course”, to conform with section 12 AAC 64.410.

2. What are the costs to comply with the proposed regulations?

None known.

3. When will the regulations be effective?

After the public comment deadline, comments received are compiled and given to the Commission for consideration. The Commission may adopt the regulation as written/publicly noticed, may amend and adopt them, choose to take no action, or may withdraw the proposed regulations in part or in its whole. After Commission action, the adopted regulations go to the Department of Law (DOL) for final review/approval. DOL either approves or disapproves the regulations. Once approved by DOL, it goes to the Lt. Governor for filing. Regulations take effect on the 30th day after they have been filed by the Lt. Governor.

Do you have a question that is not answered here? Please email RegulationsAndPublicComment@alaska.gov so it can be added.