



General Assembly

January Session, 2025

Raised Bill No. 7078

LCO No. 4123



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:
(INS)

AN ACT CONCERNING THE REMOVAL OF UNAUTHORIZED PERSONS FROM REAL PROPERTY, CONTINUING EDUCATION REQUIREMENTS FOR REAL ESTATE LICENSEES, WHOLESALING AGREEMENTS, A STUDY OF EQUAL ACCESS IN HOUSING AND REAL ESTATE AGENTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

2 (1) "Dwelling unit", "owner", "rental agreement" and "tenant" have
3 the same meanings as provided in section 47a-1 of the general statutes;
4 and

5 (2) "Unauthorized person" means any individual who is unlawfully
6 occupying real property and who is not (A) a current or former tenant
7 of the owner of the real property, or (B) immediate family, as defined in
8 section 1-91 of the general statutes, of the owner of the real property.

9 (b) Any owner of real property, or such owner's authorized agent,
10 may request from a state marshal the immediate removal of any
11 unauthorized person pursuant to this section if:

12 (1) The person requesting such removal is the owner of the real
13 property, or such owner's authorized agent, that is being occupied by

14 such unauthorized person;

15 (2) Such unauthorized person has unlawfully entered and remains or
16 continues to reside on such owner's real property;

17 (3) Such owner or such owner's authorized agent has directed such
18 unauthorized person to leave such owner's real property;

19 (4) Such unauthorized person cannot produce documentation,
20 correspondence or identification cards issued by any governmental
21 agency identifying that such unauthorized person resided on such real
22 property during the immediately preceding twelve months;

23 (5) Such unauthorized person cannot produce a lease signed by such
24 owner of real property, or such owner's authorized agent; and

25 (6) There is no pending litigation related to such real property
26 between such owner of real property and such unauthorized person
27 occupying such real property.

28 (c) To request the immediate removal of any unauthorized person,
29 the owner of the real property, or such owner's authorized agent, shall
30 submit a completed Affidavit Concerning the Removal of Persons
31 Unlawfully Occupying A Dwelling Unit to a state marshal. The
32 submitted affidavit shall be in substantially the following form:

33 AFFIDAVIT CONCERNING THE REMOVAL OF PERSONS
34 UNLAWFULLY OCCUPYING A DWELLING UNIT

35 I, the owner or authorized agent of the owner of the real property
36 located at, declare under the penalty of perjury that (initial each
37 box):

38 1. I am the owner of the real property or the authorized agent of
39 the owner of the real property.

40 2. I purchased the property on

41 3. An unauthorized person or persons have unlawfully entered
42 and are remaining or residing unlawfully on the real property.

43 4. I have directed the unauthorized person or persons to leave
44 the real property, but they have not done so.

45 5. The person or persons are not current or former tenants
46 pursuant to any valid lease authorized by the property owner, and any
47 lease that may be produced by an occupant is fraudulent.

48 6. The unauthorized person or persons sought to be removed are
49 not an owner or a co-owner of the property and have not been listed on
50 the title to the property unless the person or persons have engaged in
51 slander of the title.

52 7. The unauthorized person or persons are not immediate family
53 members of the property owner.

54 8. There is no litigation related to the real property pending
55 between the property owner and any person sought to be removed from
56 the real property.

57 9. I understand that a person or persons removed from the
58 property pursuant to this procedure may bring a cause of action against
59 me for any false statements made in this affidavit, and that as a result of
60 such action I may be held liable for actual damages, penalties, costs, and
61 reasonable attorney's fees.

62 10. I am requesting the state marshal to immediately remove the
63 unauthorized person or persons from the property.

64 11. A copy of my valid government-issued identification is
65 attached, or I am an agent of the property owner, and documents
66 evidencing my authority to act on the property owner's behalf are
67 attached.

68 I HAVE READ EVERY STATEMENT MADE IN THIS AFFIDAVIT

69 AND EACH STATEMENT IS TRUE AND CORRECT. I UNDERSTAND
70 THAT THE STATEMENTS MADE IN THIS AFFIDAVIT ARE MADE
71 UNDER PENALTY OF PERJURY, PUNISHABLE AS PROVIDED IN
72 SECTION 53A-156 OF THE GENERAL STATUTES.

73 Signed this day of, 20...

74 Witnessed by

75

76 (Acknowledgment)

77 (d) Upon receipt of an affidavit pursuant to subsection (c) of this
78 section, the state marshal shall verify that the person submitting such
79 affidavit is the record owner of the real property or the authorized agent
80 of such record owner and appears otherwise entitled to relief under this
81 section. If verified, the state marshal shall, without delay, serve a notice
82 to immediately vacate on any unauthorized person occupying such real
83 property and shall put such record owner of such real property in
84 possession of such real property. Service may be accomplished by hand
85 delivery of the notice to an occupant of the real property or by posting
86 such notice on the front door or entrance of such real property. Such
87 state marshal shall attempt to verify the identity of each person
88 occupying the dwelling and note such identity on the return of services.

89 (e) Any person may bring a civil cause of action against the owner of
90 the real property or such owner's authorized agent for wrongful
91 removal under this section. A person harmed by a wrongful removal
92 under this section may be restored to possession of the real property and
93 may recover actual costs and damages incurred, statutory damages
94 equal to triple the fair market rent of the dwelling, court costs and
95 reasonable attorney's fees.

96 (f) Any owner or such owner's authorized agent who makes a false
97 statement in an affidavit submitted to a state marshal pursuant to the

98 provisions of subsection (c) of this section shall be subject to the
99 penalties for false statement under section 53a-157b of the general
100 statutes.

101 (g) Any unauthorized person who is served a notice to immediately
102 vacate the owner's real property pursuant to the provisions of
103 subsection (d) of this section shall be subject to the penalties for criminal
104 trespass in the second degree under section 53a-108 of the general
105 statutes.

106 (h) This section does not limit the rights of any owner of real property
107 or limit the authority of any law enforcement officer to arrest any
108 unlawful occupant for trespassing, vandalism, theft or other crimes.

109 Sec. 2. Section 20-319 of the general statutes is repealed and the
110 following is substituted in lieu thereof (*Effective October 1, 2025*):

111 (a) The commission shall authorize the department to issue a two-
112 year renewal license to any applicant who possesses the qualifications
113 specified in, and has otherwise complied with the provisions of, this
114 chapter and any regulation adopted pursuant to this chapter. The
115 commission shall authorize the department to issue a two-year renewal
116 of a real estate broker's license to any business entity licensed pursuant
117 to subsection (b) of section 20-312, provided such business entity: (1)
118 Was so licensed as of September 30, 2005, notwithstanding the fact such
119 business entity does not meet the requirements for publicly traded
120 corporations required by subdivision (5) of subsection (b) of section 20-
121 312, or (2) changes such business entity's designated broker pursuant to
122 subsection (c) of section 20-312.

123 (b) There are hereby established two-year renewal licenses to be
124 issued by the department to real estate licensees. Each real estate
125 licensee who files an application with the department seeking a two-
126 year renewal license shall fulfill a continuing education requirement.
127 Each applicant for a two-year renewal license shall, in addition to the
128 other requirements imposed by the provisions of this chapter, submit to

129 the commission or department proof that such applicant is in
130 compliance with the continuing education requirements established in
131 this section. Each real estate licensee shall pay a biennial eight-dollar
132 continuing education processing fee to cover the administrative costs
133 associated with reviewing and auditing continuing education
134 submissions. The continuing education requirement for real estate
135 licensees may be satisfied by successful completion of any of the
136 following during the two-year period preceding a renewal: (1) A course
137 or courses of not less than two hours per course, approved by the
138 commission or department, of continuing education in current real
139 estate practices and licensing laws, including, but not limited to,
140 practices and laws concerning common interest communities,
141 consisting of not less than twelve hours of classroom study; or (2) a
142 written examination prepared and administered by either the
143 department, or by a national testing service approved by the
144 department, which demonstrates a knowledge of current real estate
145 practices and licensing laws; or (3) equivalent continuing educational
146 experience or study as determined by regulations adopted pursuant to
147 subsection (d) of this section. Any course approved by the commission
148 or department under subdivision (1) of this subsection may be offered
149 at any office of a real estate broker or a real estate franchise. An applicant
150 for examination under subdivision (2) of this subsection shall pay the
151 required examination fee to the national testing service, if administered
152 by such testing service, or to the department, if administered by the
153 department.

154 (c) If the commission or department refuses to grant a two-year
155 renewal license, the licensee or applicant, upon written notice received
156 as provided for in this chapter, may have recourse to any of the remedies
157 provided by sections 20-314, as amended by this act, and 20-322.

158 (d) The Commissioner of Consumer Protection, in consultation with
159 the commission, shall adopt regulations, in accordance with chapter 54,
160 to establish continuing education requirements. Such regulations shall
161 include, but not be limited to: (1) Specifications for meeting equivalent

162 continuing educational experience or study; and (2) exceptions from
163 continuous education requirements for reasons of health or instances of
164 individual hardship.

165 (e) If a real estate licensee fails to satisfy the continuing education
166 requirements established pursuant to this section for any two-year
167 license period, the real estate licensee shall pay to the department a fee
168 in the amount of:

169 (1) Three hundred fifteen dollars if such licensee reports to the
170 department, in a form and manner prescribed by the department, that
171 such real estate licensee failed to satisfy such continuing education
172 requirements during such license period but completed such continuing
173 education requirements not later than two months after such license
174 period expired; or

175 (2) Six hundred twenty-five dollars if such licensee reports to the
176 department, in a form and manner prescribed by the department, that
177 such real estate licensee failed to satisfy such continuing education
178 requirements during such license period but completed such continuing
179 education requirements more than two months after such license period
180 expired but not later than four months after such license period expired.

181 Sec. 3. (NEW) (*Effective January 1, 2026*) (a) For the purposes of this
182 section:

183 (1) "Real estate wholesaler" means any person that enters into a
184 written agreement with a seller of residential real property for the
185 purpose of any sale, assignment or transfer of such written agreement
186 to a third party without the assistance of a licensed real estate broker or
187 agent, as both terms are defined in section 20-311 of the general statutes,
188 as amended by this act; and

189 (2) "Wholesaler agreement" means any written agreement between a
190 buyer of such written agreement and a seller of residential real property
191 that transfers a future interest in the purchase of such residential real

192 property to a third party without the assistance of a licensed real estate
193 broker or agent, as both terms are defined in section 20-311 of the
194 general statutes, as amended by this act.

195 (b) On and after January 1, 2026, any real estate wholesaler, prior to
196 entering into a wholesaler agreement with a seller of residential real
197 property, shall disclose, in writing, to such seller of residential real
198 property, that such real estate wholesaler:

199 (1) Intends to sell or assign such wholesaler agreement for a profit;

200 (2) Does not represent the seller of the residential real property or
201 such seller's financial interest; and

202 (3) Intends to market the seller's residential real property for sale to
203 prospective buyers or assignees.

204 (c) (1) On and after January 1, 2026, any seller of residential real
205 property, prior to entering into a wholesaler agreement with a real estate
206 wholesaler, shall provide to such real estate wholesaler a written
207 residential condition report pursuant to the provisions set forth in
208 section 20-327b of the general statutes, as amended by this act, and
209 comply with any federal reporting requirements, as applicable.

210 (2) Such real estate wholesaler shall provide to a prospective buyer or
211 assignee of such wholesaler agreement any such residential condition
212 report produced by the seller of such residential real property pursuant
213 to subdivision (1) of this subsection.

214 (d) Any real estate wholesaler, before transferring such wholesaler's
215 interest in a wholesaler agreement to a prospective buyer or assignee of
216 such wholesaler agreement, shall disclose, in writing, to such
217 prospective buyer or assignee, the following information:

218 (1) Such prospective buyer's or assignee's rights as set forth in the
219 wholesaler agreement; and

220 (2) Identification of such real estate wholesaler as a real estate
221 wholesaler who holds a future interest in the purchase of such
222 residential real property.

223 (e) Any wholesaler agreement between a seller and a real estate
224 wholesaler shall be valid for a period not to exceed six months from the
225 date of execution of such wholesaler agreement, unless such seller and
226 real estate wholesaler agree, in writing, to extend such wholesaler
227 agreement.

228 (f) (1) Any real estate wholesaler who violates any provision of this
229 section shall be guilty of a class A misdemeanor, and the seller of the
230 residential property may cancel, without penalty, the wholesaler
231 agreement and retain any deposit paid by such real estate wholesaler.

232 (2) Any seller of residential property who violates any provision of
233 this section shall be guilty of a class A misdemeanor, and the real estate
234 wholesaler (A) may cancel, without penalty, the wholesaler agreement
235 and be refunded any deposit paid by such real estate wholesaler, and
236 (B) shall be entitled to any fees paid to such seller of residential property
237 pursuant to the terms of such wholesaler agreement.

238 Sec. 4. (*Effective from passage*) The Commissioner of Housing shall
239 conduct a study concerning methods to advance equal access to housing
240 and fairness in real estate transactions. Not later than February 1, 2026,
241 the commissioner shall submit a report, in accordance with the
242 provisions of section 11-4a of the general statutes, to the joint standing
243 committees of the General Assembly having cognizance of matters
244 relating to real estate and housing containing the findings of such study
245 and any legislation recommended by the commissioner.

246 Sec. 5. Subdivision (2) of subsection (a) of section 8-169aa of the
247 general statutes is repealed and the following is substituted in lieu
248 thereof (*Effective from passage*):

249 (2) "Actively marketed" means (A) a sign has been placed on a

250 property advertising sale of such property, (B) the owner of such
251 property has (i) hired a real estate broker or [salesperson] agent, licensed
252 pursuant to section 20-312, as amended by this act, to include the
253 property in the multiple listing service or to otherwise market the
254 property, (ii) placed advertisements weekly, or more frequently, in print
255 or electronic media, or (iii) distributed printed advertisements, and (C)
256 such sign contains accurate contact information for such owner or real
257 estate broker or [salesperson] agent;

258 Sec. 6. Subsection (b) of section 10a-123 of the general statutes is
259 repealed and the following is substituted in lieu thereof (*Effective from*
260 *passage*):

261 (b) The purposes, objectives and duties of said center shall be as
262 follows: (1) To conduct studies in real estate and urban economics and
263 to publish and disseminate the findings and results of such studies; (2)
264 to assist the teaching program in real estate offered by The University of
265 Connecticut; (3) to supply material to the Connecticut Real Estate
266 Commission for the preparation by it of examinations for real estate
267 [salespersons] agents and brokers, if requested to do so by the
268 commission; (4) to develop and from time to time revise and update
269 materials for use in the extension courses in real estate offered by The
270 University of Connecticut; (5) to assist the Connecticut Real Estate
271 Commission in developing standards for the accreditation of technical
272 education and career schools and other teaching agencies giving courses
273 in the field of real estate and standards for the approval of courses in the
274 field of real estate, as and when requested to do so by the commission.

275 Sec. 7. Section 20-311 of the general statutes is repealed and the
276 following is substituted in lieu thereof (*Effective from passage*):

277 As used in this chapter, unless the context otherwise requires:

278 (1) "Advertising" (A) means disseminating, publishing or causing to
279 be posted by way of any (i) print media, including, but not limited to,
280 outdoor signage and periodicals, (ii) audio or video broadcast,

281 streaming or other electronic dissemination, or (iii) written or
282 photographic material disseminated or posted via online, telephonic
283 notification, electronic mail or other electronic means, and (B) does not
284 include any (i) stockholder communication, including, but not limited
285 to, any annual report, interim financial report, proxy material,
286 registration statement, securities prospectus or application for listing a
287 security on a stock exchange, (ii) prospectus, property report, offering
288 statement or other document that any federal agency or agency of
289 another state requires be delivered to a prospective purchaser, (iii)
290 communication addressed to, and relating to the account of, a person
291 who has executed a contract for the purchase of a subdivider's lands,
292 except if such communication concerns the sale of additional lands, or
293 (iv) press release or other communication delivered to a media outlet for
294 general information or public relations purposes, provided no charge is
295 imposed by such media outlet for publication or use of any part of such
296 communication;

297 (2) "Affiliated" means having a working relationship with a real estate
298 licensee by way of an (A) employer-employee relationship, or (B)
299 independent contractor relationship;

300 (3) "Associate broker" means a real estate broker who (A) is affiliated
301 with a supervising licensee as an independent contractor or employed
302 by a supervising licensee, and (B) has the authority to engage in the real
303 estate business on behalf of such supervising licensee;

304 (4) "Business entity" means any association, corporation, limited
305 liability company, limited liability partnership or partnership;

306 (5) "Commercial real estate transaction" means any transaction
307 involving the sale, exchange, lease or sublease of real property other
308 than (A) real property containing any building or structure occupied, or
309 intended to be occupied, by not more than four families, or (B) a single
310 building lot to be used for family or household purposes;

311 (6) "Commission" means the Connecticut Real Estate Commission

312 appointed under the provisions of section 20-311a, as amended by this
313 act;

314 (7) "Confidential information" means any fact concerning a person's
315 assets, expenses, income, liabilities, motivations to purchase, rent or sell
316 real property and previous offers received or made to purchase or lease
317 real property which (A) a client has not authorized for release, or (B) is
318 not (i) a matter of general knowledge, (ii) part of a public record or file
319 to which access is authorized pursuant to section 1-210, or (iii) otherwise
320 subject to disclosure under any other provision of the general statutes
321 or regulations of Connecticut state agencies;

322 (8) "Custodial broker" means any individual who is (A) licensed as a
323 real estate broker, and (B) temporarily appointed solely to (i) conclude
324 the real estate business matters of another broker who is deceased or
325 incapacitated, (ii) transition such matters to a real estate broker who is
326 alive and not incapacitated, or (iii) assist in transitioning the deceased
327 or incapacitated broker's ownership interest in a business entity that is
328 engaged in the real estate business for the purpose of satisfying the
329 requirements established in section 20-312, as amended by this act;

330 (9) "Department" means the Department of Consumer Protection;

331 (10) "Designated agency" means the appointment by a real estate
332 broker of one or more brokers or [salespersons] agents affiliated with or
333 employed by the real estate broker to solely represent a buyer or tenant
334 as a designated buyer's agent and appoint another to represent a seller
335 or landlord as a designated seller's agent in a transaction;

336 (11) "Designated broker" means the individual real estate broker
337 whom a real estate broker business entity names as the individual
338 broker responsible for the supervision and overall operation of such
339 business entity's engagement in the real estate business in this state;

340 (12) "Designated buyer agent" means a real estate licensee who is
341 designated by the real estate broker by whom such real estate licensee

342 is employed, or with whom such real estate licensee is affiliated, solely
343 to represent a named buyer or tenant client of the real estate broker
344 during the term of a buyer representation agreement or authorization;

345 (13) "Designated seller agent" means a real estate licensee who is
346 designated by the real estate broker by whom such real estate licensee
347 is employed, or with whom such real estate licensee is affiliated, solely
348 to represent a named seller or landlord client of the real estate broker
349 during the term of a listing agreement or authorization;

350 (14) "Development owner" means (A) the owner of record of a
351 multiunit development that is offered for lease, or (B) the parent
352 company of such owner of record if such parent company holds a one
353 hundred per cent ownership interest in such owner of record;

354 (15) "Engage in the real estate business" means to, while acting for
355 another and for a fee, commission or other valuable consideration,
356 negotiate for or offer, or attempt to list for sale, sell, exchange, buy or
357 rent, an estate or interest in real estate or to resell a mobile manufactured
358 home, as defined in section 21-64;

359 (16) "Incapacity" means any physical or mental incapacity which
360 prevents an individual from substantially satisfying such individual's
361 duties and responsibilities as a real estate licensee;

362 (17) "Influence residential real estate appraisals" includes, but is not
363 limited to, refusing or intentional failing to refer a homebuyer, or
364 encouraging other real estate licensees not to refer a homebuyer, to a
365 mortgage broker or lender, as such terms are defined in section 36a-760,
366 based solely on the fact that the mortgage broker or lender uses an
367 appraiser who has provided an appraisal reflecting a fair market value
368 estimate that was less than the sale contract price;

369 (18) "Leasing agent" means any individual, other than a real estate
370 licensee, who (A) acts as an agent for a principal for a commission, fee
371 or other valuable consideration, and (B) engages in leasing or renting

372 activity, including, but not limited to, (i) collecting security deposits, (ii)
373 offering or attempting to negotiate a rental, or (iii) collecting, offering or
374 attempting to collect rent for the use of real estate;

375 (19) "Multiunit development" means any residential complex with at
376 least fifty units that are leased or available to be leased;

377 (20) "Negotiate" means acting, directly or indirectly, as an
378 intermediary by facilitating, or participating in, communications
379 between parties related to the parties' interests in a real estate or mobile
380 manufactured home transaction;

381 (21) "Nonmaterial fact concerning real property" means any fact, set
382 of facts or circumstances surrounding real property which includes, but
383 is not limited to, the fact that (A) an occupant of real property is or has
384 been infected with a disease on the list of reportable diseases, emergency
385 illnesses and health conditions issued by the Commissioner of Public
386 Health pursuant to section 19a-2a, or (B) the real property was at any
387 time suspected to have been the site of a death or felony;

388 (22) "Person" means any individual or business entity;

389 (23) "Promotional note" (A) means any promissory note that (i) is
390 secured by a trust deed executed (I) on unimproved real property, (II)
391 after construction of an improvement of real property but before the first
392 sale of such property so improved, or (III) as a means of financing the
393 first purchase of such property so improved, and (ii) is subordinate, or
394 which by its terms may become subordinate, to any other trust deed on
395 such property, and (B) does not include any note which was executed
396 more than three years prior to being offered for sale or was secured by
397 a first trust deed on real property in a subdivision, which evidences a
398 bona fide loan made in connection with the financing of the usual costs
399 of the development of one or more residential, commercial or industrial
400 buildings on the property under a written agreement providing (i) for
401 either the disbursement of the loan funds as costs are incurred or in
402 relation to the progress of the work, and (ii) for title insurance insuring

403 the priority of the security as against mechanic's liens or for the final
404 disbursement of at least ten per cent of the loan funds after the
405 expiration of the period for the filing of mechanic's liens;

406 (24) "Prospective party" means any person that communicates with a
407 real estate licensee in contemplation of potential representation by the
408 real estate licensee in a real estate transaction;

409 (25) "Real estate broker" or "broker" means (A) any person engaged
410 in the real estate business, and (B) any person employed by or on behalf
411 of the owner or owners of lots or other parcels of real estate, at a stated
412 salary, upon commission, upon a salary and commission basis or
413 otherwise to sell such real estate, or any parts thereof, in lots or other
414 parcels, and who sells or exchanges, or offers, attempts or agrees to
415 negotiate the sale or exchange of, any such lot or parcel of real estate;

416 (26) "Real estate licensee" means any real estate broker or real estate
417 [salesperson] agent licensed pursuant to this chapter;

418 (27) ["Real estate salesperson" or "salesperson"] "Real estate agent" or
419 "agent" means any individual who is affiliated with a supervising
420 licensee to (A) engage in the real estate business for or on behalf of such
421 supervising licensee, or (B) if such individual is acting for another
422 person as a designated seller agent or designated buyer agent, engage
423 in the real estate business;

424 (28) "Real estate transaction" means any transaction in which (A) real
425 property is legally transferred to another person, or (B) a lease
426 agreement is executed between a landlord and a tenant;

427 (29) "Residential real property" means any one to four-family
428 residential real estate located in this state, including, but not limited to,
429 (A) a cooperative or condominium where the total number of units in
430 such cooperative or condominium does not exceed four units, and (B)
431 any individual unit within a multiunit development;

432 (30) "School" means any person that offers prelicensing or continuing
433 education courses approved pursuant to this chapter;

434 (31) "Supervising licensee" means the real estate broker that is
435 responsible for controlling and supervising another real estate licensee
436 or a team;

437 (32) "Team" means any combination of at least two licensed real estate
438 brokers, designated brokers or real estate [salespersons] agents who are
439 affiliated with the same supervising licensee and engage in advertising
440 as a group using a team name; and

441 (33) "Team name" means the name used to refer to a team in team
442 advertisements.

443 Sec. 8. Subsection (b) of section 20-311a of the general statutes is
444 repealed and the following is substituted in lieu thereof (*Effective from*
445 *passage*):

446 (b) The commission shall consist of eight persons, electors of the state,
447 appointed by the Governor. Three of the members shall be at the time
448 of appointment licensed real estate brokers, two of the members shall be
449 at the time of appointment licensed real estate [salespersons] agents and
450 three of the members shall be public members. Not more than a bare
451 majority of the commission shall be members of the same political party
452 and there shall be at least one member from each congressional district.

453 Sec. 9. Subsection (e) of section 20-312 of the general statutes is
454 repealed and the following is substituted in lieu thereof (*Effective from*
455 *passage*):

456 (e) Each team shall register, on a form and in a manner prescribed by
457 the Commissioner of Consumer Protection, with the department. Each
458 initial registration shall be valid for a period of one year and be subject
459 to renewal for additional one-year periods. Each team shall pay to the
460 department an initial registration fee of five hundred sixty-five dollars

461 when the team files its initial registration, and a registration renewal fee
462 of three hundred seventy-five dollars when the team files each
463 registration renewal, pursuant to this subparagraph. Each team shall
464 include in each registration form that the team files with the department
465 pursuant to this subsection:

466 (1) Such team's team name, which shall:

467 (A) Include the full name of at least one licensed real estate broker or
468 real estate [salesperson] agent who is part of such team or be
469 immediately followed by "at/of" [full name of the team's supervising
470 licensee];

471 (B) Not include the name of any individual who is not a licensed real
472 estate broker or real estate [salesperson] agent; and

473 (C) With the exception of "team", not include any abbreviation, term
474 or phrase, including, but not limited to, "associates", "company",
475 "corporation", "group", "LLC", "real estate" or "realty", that implies that
476 such team is a business entity;

477 (2) The name of, and contact information for, such team's supervising
478 licensee, who shall serve as such team's primary contact, ensure that
479 such team complies with all applicable laws and regulations concerning
480 team advertisements and ensure that such team timely files accurate
481 registration forms and registration updates with the department
482 pursuant to this subsection; and

483 (3) The name and contact information for each real estate broker or
484 real estate [salesperson] agent who is part of such team.

485 Sec. 10. Section 20-312a of the general statutes is repealed and the
486 following is substituted in lieu thereof (*Effective from passage*):

487 In any action brought by a third party against a real estate
488 [salesperson] agent affiliated with a real estate broker as an independent
489 contractor, such broker shall be liable to the same extent as if such

490 affiliate had been employed as a real estate [salesperson] agent by such
491 broker.

492 Sec. 11. Subsection (b) of section 20-312c of the general statutes is
493 repealed and the following is substituted in lieu thereof (*Effective from*
494 *passage*):

495 (b) Each supervising licensee shall be responsible for the actions of
496 the associate brokers who are under such supervising licensee's control
497 and supervision to the same extent that such supervising licensee would
498 be responsible for such associate brokers if such associate brokers were
499 real estate [salespersons] agents affiliated with such supervising
500 licensee.

501 Sec. 12. Section 20-314 of the general statutes is repealed and the
502 following is substituted in lieu thereof (*Effective from passage*):

503 (a) Licenses shall be granted under this chapter only to persons who
504 bear a good reputation for honesty, truthfulness and fair dealing and
505 who are competent to transact the business of a real estate broker or real
506 estate [salesperson] agent in such manner as to safeguard the interests
507 of the public.

508 (b) Each application for a license or for a renewal thereof shall be
509 made in writing, on such forms and in such manner as is prescribed by
510 the department.

511 (c) In order to determine the competency of any applicant for a real
512 estate licensee's license, the commission or Commissioner of Consumer
513 Protection shall, on payment of an application fee of one hundred
514 twenty dollars by an applicant for a real estate broker's license or an
515 application fee of eighty dollars by an applicant for a real estate
516 [salesperson's] agent's license, subject such applicant to personal written
517 examination as to the applicant's competency to act as a real estate
518 broker or real estate [salesperson] agent, as the case may be. Each
519 examination shall be prepared by the department or by a national

520 testing service designated by the commissioner and shall be
521 administered to applicants by the department or by such testing service
522 at such times and places as the commissioner may deem necessary. The
523 commission or commissioner may waive the uniform portion of the
524 written examination requirement in the case of an applicant who has
525 taken the national testing service examination in another state within
526 two years from the date of application and has received a score deemed
527 satisfactory by the commission or commissioner. The commissioner
528 shall adopt regulations, in accordance with chapter 54, establishing
529 passing scores for examinations. In addition to such application fee,
530 applicants taking the examination administered by a national testing
531 service shall be required to pay directly to such testing service an
532 examination fee covering the cost of such examination. Each payment of
533 such application fee shall entitle the applicant to take such examination
534 within the one-year period from the date of payment.

535 (d) (1) Each applicant shall, before being admitted to such
536 examination, prove to the satisfaction of the commission or the
537 Commissioner of Consumer Protection that the applicant (A) (i) has
538 been actively engaged as a licensed real estate [salesperson] agent under
539 the supervision of a supervising licensee, who is licensed in this state,
540 for a minimum period of three years immediately preceding the date the
541 applicant filed such applicant's application, during which period such
542 [salesperson] agent engaged in the real estate business for at least one
543 thousand five hundred hours and such supervising licensee, or such
544 supervising licensee's authorized representative, has certified the
545 accuracy of a record of such applicant's active engagement on a form
546 provided by such applicant to such supervising licensee or authorized
547 representative, (ii) has successfully completed a course approved by the
548 commission or commissioner in real estate principles and practices of at
549 least sixty classroom hours of study, (iii) has successfully completed a
550 course approved by the commission or commissioner in real estate legal
551 compliance consisting of at least fifteen classroom hours of study, (iv)
552 has successfully completed a course approved by the commission or

553 commissioner in real estate brokerage principles and practices
554 consisting of at least fifteen classroom hours, (v) has successfully
555 completed two elective courses, each consisting of fifteen classroom
556 hours of study, as prescribed by the commission or commissioner, and
557 (vi) has represented a seller, buyer, lessor or lessee in at least four real
558 estate transactions that closed during the three years immediately
559 preceding the date on which such applicant filed such applicant's
560 application, or (B) has equivalent experience or education as determined
561 by the commission or commissioner. Each supervising licensee, or
562 authorized representative of such supervising licensee, shall certify the
563 accuracy or inaccuracy of a record provided by an applicant to such
564 supervising licensee or authorized representative under subparagraph
565 (A)(i) of this subdivision not later than ninety days after such applicant
566 provides such record to such supervising licensee or authorized
567 representative.

568 (2) The commission or the commissioner shall waive the elective
569 courses under subparagraph (A)(v) of subdivision (1) of this subsection
570 if the applicant has successfully completed at least twenty real estate
571 transactions within five years immediately preceding the date of
572 application.

573 (3) Each applicant for a real estate [salesperson's] agent's license shall,
574 before being admitted to such examination, prove to the satisfaction of
575 the commission or the commissioner that the applicant (A) has
576 successfully completed a course approved by the commission or
577 commissioner in real estate principles and practices consisting of at least
578 sixty classroom hours of study, or (B) has equivalent experience or
579 education as determined by the commission or commissioner.

580 (e) The provisions of subsections (c) and (d) of this section shall not
581 apply to any renewal of a real estate broker's license, or a real estate
582 [salesperson's] agent's license issued prior to October 1, 1973.

583 (f) All licenses issued under the provisions of this chapter shall expire

584 biennially. At the time of application for a real estate broker's license,
585 there shall be paid to the department, for each individual applicant and
586 for each business entity, the sum of one thousand one hundred thirty
587 dollars, and for the biennial renewal thereof, the sum of seven hundred
588 fifty dollars, except that for licenses expiring on March 31, 2022, a
589 prorated renewal fee shall be charged to reflect the fact that the March
590 2022, renewal shall expire on November 30, 2023. At the time of
591 application for a real estate [salesperson's] agent's license, there shall be
592 paid to the department five hundred seventy dollars and for the biennial
593 renewal thereof the sum of five hundred seventy dollars. Six dollars of
594 each such biennial renewal fee shall be payable to the Real Estate
595 Guaranty Fund established pursuant to section 20-324a. A real estate
596 broker's license issued to any business entity shall entitle the designated
597 broker, upon compliance with the terms of this chapter, but without the
598 payment of any further fee, to perform all of the acts of a real estate
599 broker under this chapter on behalf of such business entity. Any license
600 which expires and is not renewed on or before the ninetieth day
601 following the expiration date of such license may be reinstated by the
602 commission or department, in the commission's or department's
603 discretion, provided such license has expired for less than three years
604 and the former licensee (1) attests that such former licensee did not work
605 in this state in the occupation or profession in which such former
606 licensee was licensed while such former licensee's license was lapsed,
607 (2) pays the renewal fee due for such license for the year in which such
608 license is reinstated, and (3) completes any continuing education
609 required for such license for the year preceding such reinstatement. If
610 an applicant for reinstatement worked in this state in the occupation or
611 profession in which such applicant was formerly licensed while such
612 license was lapsed, the applicant shall pay all license and late fees due
613 and owing for the lapse period and demonstrate that such applicant has
614 completed all continuing education required for such license for the
615 year preceding such reinstatement. Such late fees shall be assessed for
616 each real estate broker's license in the amount of three hundred seventy-
617 five dollars and for each real estate [salesperson's] agent's license in the

618 amount of two hundred eighty-five dollars for each year or fraction
619 thereof from the date of expiration of the previous license to the date of
620 payment for reinstatement. If a license has lapsed for at least three years,
621 the former licensee is ineligible for reinstatement under this subsection
622 and may apply for a new license. Notwithstanding any contrary
623 provision of this subsection, a former licensee whose license expired
624 after such former licensee entered military service shall be reinstated
625 without payment of any fee if an application for reinstatement is filed
626 with the commission or department before the third anniversary of such
627 expiration date, and the former licensee provides evidence that is
628 sufficient to demonstrate to the commission or department that such
629 former licensee completed at least six hours of continuing education for
630 such license, including, but not limited to, the mandatory continuing
631 education required for such license, during the calendar year preceding
632 the date on which such application for reinstatement is filed. Any such
633 reinstated broker's license shall expire on the next succeeding
634 November thirtieth. Any such reinstated real estate [salesperson's]
635 agent's license shall expire on the next succeeding May thirty-first.

636 (g) Following a denial of a license or license renewal application filed
637 under this section, the department shall send a notice to the applicant
638 who filed such application disclosing such denial and that such
639 applicant may request a hearing by submitting to the Commissioner of
640 Consumer Protection a written hearing request not later than thirty days
641 after the date such denial notice was sent to such applicant. If the
642 applicant requests a hearing during such thirty-day period, the
643 department shall send a notice to such applicant disclosing the grounds
644 for such denial and conduct a hearing concerning such denial in
645 accordance with the provisions of chapter 54. If the commissioner's
646 denial is sustained after such hearing, the applicant may file a new
647 application for such license or license renewal not sooner than one year
648 after the date on which such denial was sustained.

649 Sec. 13. Subsection (a) of section 20-319a of the general statutes is
650 repealed and the following is substituted in lieu thereof (*Effective from*

651 *passage*):

652 (a) Each licensed real estate [salesperson] agent or associate broker
653 who transfers such real estate [salesperson's] agent's or associate
654 broker's affiliation with a broker or property owner shall register such
655 transfer with, and pay a registration fee of twenty-five dollars to, the
656 department.

657 Sec. 14. Section 20-324*l* of the general statutes is repealed and the
658 following is substituted in lieu thereof (*Effective from passage*):

659 No leasing agent shall engage in the real estate business except for
660 leasing or renting real property that is exclusively used for residential
661 occupancy. Leasing agents shall not engage in any activity that requires
662 a real estate broker's or real estate [salesperson's] agent's license,
663 including, but not limited to, selling, offering, listing, negotiating,
664 referring or showing for sale, entering into lease-to-own agreements or
665 leasing commercial real estate. A leasing agent shall be employed by a
666 development owner. A leasing agent shall not offer leasing services for
667 any person that is not a development owner. No leasing agent shall
668 engage in the real estate business concerning any property other than
669 on behalf of the owner of record of a multiunit development that
670 employs such leasing agent. A leasing agent shall obtain a written
671 contract from the development owner to demonstrate such employment
672 prior to engaging in any leasing activity at such development. Such
673 contract shall be made available to the department, and produced by the
674 leasing agent in an electronic form, upon a request by the department
675 for such contract.

676 Sec. 15. Subsection (q) of section 20-325a of the general statutes is
677 repealed and the following is substituted in lieu thereof (*Effective from*
678 *passage*):

679 (q) The provisions of subsections (a) and (b) of this section shall not
680 apply to any (1) person excepted from the provisions of this chapter by
681 section 20-329 with respect to any acts performed by the person which

682 are included in such exception; or (2) real estate broker or real estate
683 [salesperson] agent who has provided services to the federal
684 government, any political subdivision thereof, or any corporation,
685 institution or quasi-governmental agency chartered by the federal
686 government.

687 Sec. 16. Subsection (b) of section 20-325c of the general statutes is
688 repealed and the following is substituted in lieu thereof (*Effective from*
689 *passage*):

690 (b) Any disclosure made pursuant to subsection (a) of this section
691 shall be made to and acknowledged by the buyer prior to the time the
692 buyer signs a contract with the real estate licensee for mortgage
693 brokering services. Such disclosure shall include the following notice
694 printed in at least ten-point boldface capital letters:

695 I UNDERSTAND THAT THE REAL ESTATE BROKER OR
696 [SALESPERSON] AGENT IN THIS TRANSACTION HAS OFFERED
697 TO ASSIST ME IN FINDING A MORTGAGE LOAN. ADDITIONALLY,
698 I UNDERSTAND THAT THIS REAL ESTATE BROKER OR
699 [SALESPERSON] AGENT DOES NOT REPRESENT ANY
700 PARTICULAR MORTGAGE LENDER AND WILL ATTEMPT TO
701 OBTAIN THE BEST TERMS AVAILABLE WITHIN THE MORTGAGE
702 LOAN MARKET FOR MY SPECIFIC HOME FINANCING NEEDS. IF
703 THE REAL ESTATE BROKER OR [SALESPERSON] AGENT DOES
704 NOT FULFILL [HIS] SUCH BROKER'S OR AGENT'S FIDUCIARY
705 OBLIGATION I MAY FILE A COMPLAINT WITH THE
706 DEPARTMENT OF BANKING. I ALSO UNDERSTAND THAT I MAY
707 ATTEMPT TO FIND A MORTGAGE LOAN TO FINANCE THE
708 PURCHASE OF MY HOME WITHOUT THE ASSISTANCE OF THE
709 REAL ESTATE BROKER OR [SALESPERSON] AGENT IN WHICH
710 CASE I WILL NOT BE OBLIGATED TO PAY A FEE TO THE REAL
711 ESTATE BROKER OR [SALESPERSON] AGENT.

712 Sec. 17. Section 20-325l of the general statutes is repealed and the

713 following is substituted in lieu thereof (*Effective from passage*):

714 (a) An out-of-state broker may perform acts with respect to a
715 commercial real estate transaction that require a license under this
716 chapter, provided the out-of-state broker:

717 (1) Works in cooperation with a licensed broker, whether in a
718 cobrokerage, referral or other cooperative agreement or arrangement;

719 (2) Enters into a written agreement with a licensed broker that
720 includes the terms of cooperation and any compensation to be paid by
721 the licensed broker and a statement that the out-of-state broker and the
722 out-of-state broker's agents will comply with the laws of this state;

723 (3) Provides the licensed broker a copy of the out-of-state broker's
724 license or other proof of licensure from the states where the out-of-state
725 broker maintains a license as a real estate broker;

726 (4) Deposits all escrow funds, security deposits, and other money
727 received pursuant to the commercial real estate transaction to be held as
728 provided in section 20-324k unless the agreement required in
729 subdivision (2) of this subsection specifies otherwise;

730 (5) Complies with the laws of this state with respect to the transaction;
731 and

732 (6) Is credentialled as a real estate broker in another state.

733 (b) An out-of-state [salesperson] agent may perform acts with respect
734 to a commercial real estate transaction that require a license as a real
735 estate [salesperson] agent under this chapter, provided the out-of-state
736 [salesperson] agent complies with the laws of this state with respect to
737 the transaction and:

738 (1) Works under the direct supervision of an out-of-state broker who
739 meets the requirements set forth in subdivisions (1), (5) and (6) of
740 subsection (a) of this section; and

741 (2) Provides the licensed broker who is working in cooperation with
742 the out-of-state broker a copy of the out-of-state [salesperson's] agent's
743 license or other proof of licensure from the states where the out-of-state
744 [salesperson] agent maintains a license as a real estate [salesperson]
745 agent.

746 (c) Any out-of-state broker or out-of-state [salesperson] agent
747 licensed in a state that has no distinction between a real estate broker
748 license and a real estate [salesperson] agent license shall be subject to the
749 requirements of subsection (a) of this section with regard to any
750 commercial real estate transaction in this state.

751 (d) Each out-of-state broker or out-of-state [salesperson] agent that
752 advertises for sale commercial real estate pursuant to this section shall
753 include in any advertising material the name of the licensed broker with
754 whom the out-of-state broker has a written agreement pursuant to
755 subdivision (2) of subsection (a) of this section. Nothing in this section
756 shall permit an out-of-state broker or out-of-state [salesperson] agent to
757 accompany a prospective buyer at the site of commercial real estate
758 pursuant to a real estate transaction in this state.

759 (e) An out-of-state real estate licensee may receive compensation for
760 referring to a real estate licensee in this state a prospective party to a real
761 estate transaction in this state.

762 Sec. 18. Section 20-327b of the general statutes is repealed and the
763 following is substituted in lieu thereof (*Effective from passage*):

764 (a) Except as otherwise provided in this section, each person who
765 offers residential property in the state for sale, exchange or for lease with
766 option to buy, shall provide a written residential condition report or
767 reports to the prospective purchaser at any time prior to the prospective
768 purchaser's execution of any binder, contract to purchase, option or
769 lease containing a purchase option. A photocopy, duplicate original,
770 facsimile transmission or other exact reproduction or duplicate of the
771 written residential condition report or reports containing the

772 prospective purchaser's written receipt shall be attached to any written
773 offer, binder or contract to purchase. A photocopy, duplicate original,
774 facsimile transmission or other exact reproduction or duplicate of the
775 written residential condition report or reports containing the signatures
776 of both seller and purchaser shall be attached to any agreement to
777 purchase the property.

778 (b) The following shall be exempt from the provisions of this section:
779 (1) Any transfer from one or more co-owners solely to one or more of
780 the co-owners; (2) transfers made to the spouse, mother, father, brother,
781 sister, child, grandparent or grandchild of the transferor where no
782 consideration is paid; (3) transfers of newly-constructed residential real
783 property for which an implied warranty is provided under chapter 827;
784 (4) transfers made by executors, administrators, trustees or
785 conservators; (5) transfers by the federal government, any political
786 subdivision thereof or any corporation, institution or quasi-
787 governmental agency chartered by the federal government; (6) transfers
788 by this state; (7) except as provided in subsections (g) and (h) of this
789 section, transfers by any political subdivision of this state; (8) transfers
790 of property which was the subject of a contract or option entered into
791 prior to January 1, 1996; and (9) except as provided in subsections (g)
792 and (h) of this section, any transfer of property acquired by a judgment
793 of strict foreclosure or by foreclosure by sale or by a deed in lieu of
794 foreclosure.

795 (c) The provisions of this section shall apply only to transfers by sale,
796 exchange or lease with option to buy, of residential real property
797 consisting of not less than one nor more than four dwelling units which
798 shall include cooperatives and condominiums, and shall apply to all
799 transfers, with or without the assistance of a licensed real estate broker
800 or [salesperson] agent, as defined in section 20-311, as amended by this
801 act.

802 (d) The Commissioner of Consumer Protection shall, within available
803 appropriations, prescribe the written residential condition reports

804 required by this section and sections 20-327c to 20-327e, inclusive. The
805 written residential condition reports shall be based upon templates that
806 the commissioner shall prescribe. Such templates shall: Fit on pages
807 being not more than eight and one-half inches in height and eleven
808 inches in width, with type size no smaller than nine-point type, other
809 than checkboxes or section headers, which may be in a smaller size;
810 include the address of the subject property on each page; include page
811 numbers on each page; include section headings in bold type and
812 include space for the buyer and the seller's initials on each page, except
813 the signature page. Each written residential condition report, other than
814 the written residential condition report required pursuant to
815 subsections (g) and (h) of this section, shall contain the following, in the
816 order indicated:

817 (1) A section entitled "Instructions to Sellers"

818 You MUST answer ALL questions to the best of your knowledge.

819 Identify/Disclose any problems regarding the subject property.

820 YOUR REAL ESTATE LICENSEE CANNOT COMPLETE THIS
821 FORM ON YOUR BEHALF.

822 UNK means Unknown, N/A means Not Applicable.

823 If you need additional space to complete any answer or explanation,
824 attach additional page(s) to this form. Include subject property address,
825 seller's name and the date.

826 (2) Pursuant to the Uniform Property Condition Disclosure Act, the
827 seller is obligated to answer the following questions and to disclose
828 herein any knowledge of any problem regarding the following:

829 (A) A subsection entitled "Subject Property"

830 (i) Name of seller(s)

- 831 (ii) Street address, municipality, zip code
- 832 (B) A subsection entitled "General Information"
- 833 (i) Indicate the YEAR the structure was built:
- 834 (ii) Indicate HOW LONG you have occupied the property: If not
835 applicable, indicate with N/A.
- 836 (iii) Does anyone else claim to own any part of your property,
837 including, but not limited to, any encroachment(s)? If YES, explain:
- 838 (iv) Does anyone other than you have or claim to have any right to
839 use any part of your property, including, but not limited to, any
840 easement or right-of-way? If YES, explain:
- 841 (v) Is the property in a flood hazard area or an inland wetlands area?
842 If YES, explain:
- 843 (vi) Are you aware of the presence of a dam on the property that has
844 been or is required to be registered with the Department of Energy and
845 Environmental Protection? If YES, explain:
- 846 (vii) Do you have any reason to believe that the municipality in which
847 the subject property is located may impose any assessment for purposes
848 such as sewer installation, sewer improvements, water main
849 installation, water main improvements, sidewalks or other
850 improvements? If YES, explain:
- 851 (viii) Is the property located in a municipally designated village
852 district, municipally designated historic district or listed on the National
853 Register of Historic Places? If YES, explain:
- 854 (ix) Special Statement: Information concerning village districts and
855 historic districts may be obtained from the municipality's village or
856 historic district commission, if applicable.
- 857 (x) Is the property located in a special tax district? If YES, explain:

858 (xi) Is the property subject to any type of land use restrictions, other
859 than those contained within the property's chain of title or that are
860 necessary to comply with state laws or municipal zoning? If YES,
861 explain:

862 (xii) Is the property located in a common interest community? If YES,
863 is it subject to any community or association dues or fees? Please
864 explain:

865 (xiii) Do you have any knowledge of prior or pending litigation,
866 government agency or administrative actions, orders or liens on the
867 property related to the release of any hazardous substance? If YES,
868 explain:

869 (C) A subsection entitled "Leased Equipment"

870 Does the property include any Leased or Rented Equipment that
871 would necessitate or obligate either of the following: The assignment or
872 transfer of the lease or rental agreement(s) to the buyer or the
873 replacement or substitution of the equipment by the buyer? If YES,
874 indicate by checking ALL items that apply: PROPANE FUEL TANK;
875 WATER HEATER; SECURITY ALARM SYSTEM; FIRE ALARM
876 SYSTEM; SATELLITE DISH ANTENNA; WATER TREATMENT
877 SYSTEM; SOLAR DEVICES; MAJOR APPLIANCES; OTHER

878 (D) A subsection entitled "Mechanical/Utility Systems"

879 (i) Heating system problems? If YES, explain. List Fuel Types.

880 (ii) Hot water heater Type: Age: Hot water problems? If YES, explain:

881 (iii) Is there an underground storage tank? If YES, give AGE of tank
882 and LOCATION.

883 (iv) Are you aware of any problems with the underground storage
884 tank? If YES, explain:

885 (v) During the time you have owned the property, has there ever been
886 an underground storage tank located on the property? If YES, has it been
887 removed? If YES, what was the date of removal and what was the name
888 and address of the person or business who removed such underground
889 storage tank? Provide any and all written documentation of such
890 removal within your control or possession by attaching a copy of such
891 documentation to this form.

892 (vi) Air conditioning problems? If YES, explain: Air conditioning
893 Type: Central; Window; Other

894 (vii) Plumbing system problems? If YES, explain:

895 (viii) Electrical System problems? If YES, explain:

896 (ix) Electronic security system problems? If YES, explain:

897 (x) Are there carbon monoxide or smoke detectors located in a
898 dwelling on the property? If YES, state the NUMBER of such detectors
899 and whether there have been problems with such detectors;

900 (xi) Fire sprinkler system problems? If YES, explain:

901 (E) A subsection entitled "Water System"

902 (i) Domestic Water System Type: Public; Private Well; Other

903 (ii) If Public Water:

904 (I) Is there a separate expense/fee for water usage? If YES, is the
905 expense/fee for water usage flat or metered? Give the AMOUNT and
906 explain:

907 (II) Are there any UNPAID water charges? If YES, state the amount
908 unpaid:

909 (iii) If Private Well:

910 Has the well water been tested for contaminants/volatile organic
911 compounds? If YES, attach a copy of the report.

912 (iv) If Public Water or Private Well: Are you aware of any problems
913 with the well, or with the water quality, quantity, recovery, or pressure?
914 If YES, explain:

915 (F) A subsection entitled "Sewage Disposal System"

916 (i) Sewage Disposal System Type: Public; Septic; Cesspool; Other

917 (ii) If Public Sewer:

918 (I) Is there a separate charge made for sewer use? If YES, is it Flat or
919 Metered?

920 (II) If it is a Flat amount, state amount and due dates:

921 (III) Are there any UNPAID sewer charges? If any unpaid sewer
922 charges, state the amount:

923 (iii) If Private:

924 (I) Name of service company

925 (II) Date last pumped: AND frequency:

926 (III) For any sewage system, are there problems? If YES, explain:

927 (G) A subsection entitled "Asbestos/Lead"

928 (i) Are asbestos containing insulation or building materials present?
929 If YES, location:

930 (ii) Is lead paint present? If YES, location:

931 (iii) Is lead plumbing present? If YES, location:

932 (H) A subsection entitled "Building/Structure/Improvements"

- 933 (i) Is the foundation made of concrete? If NO, explain:
- 934 (ii) Foundation/Slab problems or settling? If YES, explain:
- 935 (iii) Basement Water Seepage/Dampness? If YES, explain Amount,
936 Frequency and Location:
- 937 (iv) Sump pump problems? If YES, explain:
- 938 (v) Do you have any knowledge of any testing or inspection done by
939 a licensed professional related to a foundation on the property? If YES,
940 disclose the testing or inspection method, the areas or locations that
941 were tested or inspected, the results of such testing or inspection and
942 attach a copy of the report concerning such testing or inspection.
- 943 (vi) Do you have any knowledge of any repairs related to a
944 foundation on the property? If YES, describe such repairs, disclose the
945 areas repaired and attach a copy of the report concerning such repairs.
- 946 (vii) Do you have any knowledge related to the presence of pyrrhotite
947 in a foundation on the property? If YES, explain:
- 948 (viii) Roof type; Age?
- 949 (ix) Roof leaks? If YES, explain:
- 950 (x) Exterior siding problems? If YES, explain:
- 951 (xi) Chimney, Fireplace, Wood or Coal Stove problems? If YES,
952 explain:
- 953 (xii) Patio/deck problems? If YES, explain:
- 954 (xiii) If constructed of Wood, is the Wood Treated or Untreated?
- 955 (xiv) Driveway problems? If YES, explain:
- 956 (xv) Water drainage problems? If YES, explain:

957 (xvi) Interior Floor, Wall and/or Ceiling problems? If YES, explain:

958 (xvii) Fire and/or Smoke damage? If YES, explain:

959 (xviii) Termite, Insect, Rodent or Pest Infestation problems? If YES,
960 explain:

961 (xix) Rot or Water damage problems? If YES, explain:

962 (xx) Is house insulated? If YES, Type: Location:

963 (xxi) Has a test for Radon been performed? If YES, attach a copy of
964 the report.

965 (xxii) Is there a Radon Control System in place? If YES, explain:

966 (xxiii) Has a Radon control system been in place in the previous 12
967 months? If YES, explain:

968 (I) The Seller should attach additional pages to further explain any
969 item(s) above. Indicate here the number of additional pages attached:

970 (J) Questions contained in subparagraphs (A) to (I), inclusive, of this
971 subdivision shall contain checkboxes indicating "yes", "no", "not
972 applicable" or "unknown".

973 (3) The written residential condition report shall contain the
974 following immediately below the questions contained in subparagraphs
975 (A) to (I), inclusive, of subdivision (2) of this subsection:

976 A certification by the seller in the following form:

977 SELLER'S CERTIFICATION

978 "To the extent of the seller's knowledge as a property owner, the seller
979 acknowledges that the information contained above is true and accurate
980 for those areas of the property listed. In the event a real estate broker or
981 [salesperson] agent is utilized, the seller authorizes the brokers or

982 [salespersons] agents to provide the above information to prospective
983 buyers, selling agents or buyers' agents.

T1 (Date) (Seller)

T2 (Date) (Seller)"

984 (4) The written residential condition report shall contain the
985 following in a separate section immediately below the seller's
986 certification:

987 IMPORTANT INFORMATION

988 (A) RESPONSIBILITIES OF REAL ESTATE BROKERS

989 This report in no way relieves a real estate broker of the broker's
990 obligation under the provisions of section 20-328-5a of the Regulations
991 of Connecticut State Agencies to disclose any material facts. Failure to
992 do so could result in punitive action taken against the broker, such as
993 fines, suspension or revocation of license.

994 (B) STATEMENTS NOT TO CONSTITUTE A WARRANTY

995 Any representations made by the seller on the written residential
996 condition report shall not constitute a warranty to the buyer.

997 (C) NATURE OF REPORT

998 This Residential Property Condition Report is not a substitute for
999 inspections, tests and other methods of determining the physical
1000 condition of property.

1001 (D) INFORMATION ON THE RESIDENCE OF CONVICTED
1002 FELONS

1003 Information concerning the residence address of a person convicted
1004 of a crime may be available from law enforcement agencies or the
1005 Department of Public Safety.

1006 (E) BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

1007 Prospective buyers should consult with the municipal building
1008 official in the municipality in which the property is located to confirm
1009 that building permits and certificates of occupancy have been issued for
1010 work on the property.

1011 (F) HOME INSPECTION

1012 Buyers should have the property inspected by a licensed home
1013 inspector.

1014 (G) CONCRETE FOUNDATION

1015 Prospective buyers may have a concrete foundation inspected by a
1016 licensed professional engineer who is a structural engineer for
1017 deterioration of the foundation due to the presence of pyrrhotite.

1018 (H) DAM

1019 Information concerning the registration and categorization of a dam
1020 on the property may be obtained from the Department of Energy and
1021 Environmental Protection.

1022 (5) The written residential condition report shall contain the
1023 following immediately below the statements contained in
1024 subparagraphs (A) to (H), inclusive, of subdivision (4) of this subsection:

1025 A certification by the buyer in the following form:

1026 BUYER'S CERTIFICATION

1027 "The buyer is urged to carefully inspect the property and, if desired,
1028 to have the property inspected by an expert. The buyer understands that
1029 there are areas of the property for which the seller has no knowledge
1030 and that this report does not encompass those areas. The buyer also
1031 acknowledges that the buyer has read and received a signed copy of this
1032 report from the seller or seller's agent.

T3 (Date) (Buyer)
T4 (Date) (Buyer)"

1033 (e) On or after January 1, 1996, the Commissioner of Consumer
1034 Protection shall make available the written residential condition reports
1035 prescribed in accordance with the provisions of this section and sections
1036 20-327c to 20-327e, inclusive, to the Division of Real Estate, all municipal
1037 town clerks, the Connecticut Association of Realtors, Inc., and any other
1038 person or institution that the commissioner believes would aid in the
1039 dissemination and distribution of such forms. The commissioner shall
1040 also cause information concerning such forms and the completion of
1041 such forms to be disseminated in a manner best calculated, in the
1042 commissioner's judgment, to reach members of the public, attorneys
1043 and real estate licensees.

1044 (f) Any written residential condition report prescribed in accordance
1045 with the provisions of this section and sections 20-327c to 20-327e,
1046 inclusive, shall take effect for new listings thirty days following posting
1047 of the notice regarding such report on the Department of Consumer
1048 Protection's Internet web site.

1049 (g) In any transfer of residential real property that is located in a
1050 municipality that the Capitol Region Council of Governments
1051 determines is affected, or potentially affected, by crumbling foundations
1052 and was acquired by a political subdivision of this state or was acquired
1053 by a judgment of strict foreclosure or by foreclosure by sale or by a deed
1054 in lieu of foreclosure, the owner or political subdivision shall, through a
1055 written residential condition report described in subsection (h) of this
1056 section, disclose to the prospective purchaser of such real property, at
1057 any time prior to the prospective purchaser's execution of any binder,
1058 contract to purchase, option or lease containing a purchase option, any
1059 facts that are within such owner's or political subdivision's actual
1060 knowledge concerning:

1061 (1) The presence of pyrrhotite in any concrete foundation on such

1062 property;

1063 (2) Any damage or deterioration in any concrete foundation on such
1064 property, including, but not limited to, any damage or deterioration
1065 caused by the presence of pyrrhotite in any foundation on such
1066 property; and

1067 (3) Any repairs or remediation to any concrete foundation on such
1068 property.

1069 (h) In any transfer of residential real property that is located in a
1070 municipality that the Capitol Region Council of Governments
1071 determines is affected, or potentially affected, by crumbling foundations
1072 and was acquired by a political subdivision of this state or was acquired
1073 by a judgment of strict foreclosure or by foreclosure by sale or by a deed
1074 in lieu of foreclosure, the owner or political subdivision shall satisfy the
1075 provisions of subsection (g) of this section through a written residential
1076 condition report prescribed by the Commissioner of Consumer
1077 Protection pursuant to subsection (d) of this section, which report shall
1078 be entitled "Residential Foundation Condition Report" and exclusively
1079 contain the following in the following order:

1080 (1) A section entitled "Instructions to Sellers"

1081 You MUST answer ALL questions based on your knowledge. You are
1082 not required to undertake investigations or inspections of the
1083 foundation to verify your answers.

1084 YOUR REAL ESTATE LICENSEE CANNOT COMPLETE THIS
1085 FORM ON YOUR BEHALF.

1086 UNK means Unknown, N/A means Not Applicable.

1087 If you need additional space to complete any answer or explanation,
1088 attach additional page(s) to this form. Include subject property address,
1089 seller's name and the date.

1090 (2) Pursuant to the Uniform Property Condition Disclosure Act, the
1091 seller is obligated to answer the following questions and to disclose
1092 herein any knowledge of any problem regarding the following:

1093 (A) A subsection entitled "Subject Property"

1094 (i) Name of seller(s)

1095 (ii) Street address, municipality, zip code

1096 (B) A subsection entitled "Information About the Foundation"

1097 (i) Do you have any knowledge related to the presence of pyrrhotite
1098 in any concrete foundation on the subject property? If YES, explain:

1099 (ii) Are you aware of any damage or deterioration in any concrete
1100 foundation on the subject property, including, but not limited to, any
1101 damage or deterioration caused by the presence of pyrrhotite in any
1102 concrete foundation on the property? If YES, explain:

1103 (iii) Are you aware of any repairs or remediation to any concrete
1104 foundation on the subject property? If YES, explain:

1105 (3) In a separate section immediately below the questions contained
1106 in subdivision (2) of this subsection, the following information in the
1107 following form:

1108 **IMPORTANT INFORMATION**

1109 **(A) RESPONSIBILITIES OF REAL ESTATE BROKERS**

1110 This report in no way relieves a real estate broker of the broker's
1111 obligation under the provisions of section 20-328-5a of the Regulations
1112 of Connecticut State Agencies to disclose any material facts. Failure to
1113 do so could result in punitive action taken against the broker, such as
1114 fines, suspension or revocation of license.

1115 **(B) STATEMENTS NOT TO CONSTITUTE A WARRANTY**

1116 Any representations made by the seller in this residential foundation
1117 condition report shall not constitute a warranty to the buyer.

1118 (C) NATURE OF REPORT

1119 This report is not a substitute for inspections, tests and other methods
1120 of determining the physical condition of the foundation. Prospective
1121 buyers may have a concrete foundation inspected by a licensed
1122 professional engineer for deterioration of the foundation due to the
1123 presence of pyrrhotite.

1124 (4) Immediately following the information contained in subdivision
1125 (3) of this subsection, a certification by the buyer in the following form:

1126 BUYER'S CERTIFICATION

1127 "The buyer is urged to carefully inspect the foundation and, if
1128 desired, to have the foundation inspected by an expert. The buyer
1129 understands that there are parts of the property, including the
1130 foundation, for which the seller has no knowledge and that this report
1131 does not encompass those parts. The buyer also acknowledges that the
1132 buyer has read and reviewed a signed copy of this report from the seller
1133 or the seller's agent.

T5 (Date) (Buyer)
T6 (Date) (Buyer)"

1134 (5) Immediately below the buyer's certification, a certification by the
1135 seller in the following form:

1136 SELLER'S CERTIFICATION

1137 "To the extent of the seller's knowledge as an owner of a property
1138 acquired through foreclosure or deed in lieu of foreclosure, the seller
1139 acknowledges that the information contained above is true and
1140 accurate. In the event a real estate broker or [salesperson] agent is
1141 utilized, the seller authorizes the broker or [salesperson] agent to

1142 provide the above information to prospective buyers, selling agents or
1143 buyers' agents.

T7 (Date) (Seller)

T8 (Date) (Seller)"

1144 Sec. 19. Subsection (b) of section 20-327i of the general statutes is
1145 repealed and the following is substituted in lieu thereof (*Effective from*
1146 *passage*):

1147 (b) Except as provided in subsection (c) of this section, if a real estate
1148 licensee engages in the real estate business and acts as an interpreter for
1149 a buyer or renter in conducting a transaction or negotiations, the real
1150 estate licensee shall provide to the buyer or renter, and obtain the
1151 buyer's or renter's signature on, a form containing the following
1152 language written in the buyer's or renter's native language:

1153 "This real estate transaction or these negotiations were conducted in
1154 (buyer's or renter's native language), which is my native language. I
1155 voluntarily choose to have the Real Estate [(Broker/Salesperson)]
1156 (Broker/Agent) act as my interpreter during the negotiations. The
1157 obligations of the contract or other written agreement were explained to
1158 me in my native language. I understand the contract or other written
1159 agreement."

1160 Sec. 20. Section 20-329a of the general statutes is repealed and the
1161 following is substituted in lieu thereof (*Effective from passage*):

1162 As used in this section and sections 20-329b to 20-329n, inclusive:

1163 (1) "Disposition" or "dispose of" means any sale, exchange, lease,
1164 assignment, award by lottery or other transaction designed to convey
1165 an interest in a subdivision or parcel, lot, or unit in a subdivision when
1166 undertaken for gain or profit;

1167 (2) "Offer" means every inducement, solicitation or attempt to bring
1168 about a disposition;

1169 (3) "Person" means an individual, firm, company, association,
1170 corporation, limited liability company, government or governmental
1171 subdivision or agency, business trust, estate, trust, partnership,
1172 unincorporated association or organization, two or more of any of the
1173 foregoing having a joint or common interest, or any other legal or
1174 commercial entity;

1175 (4) "Broker" means a resident real estate broker duly licensed under
1176 this chapter;

1177 (5) ["Salesperson"] "Agent" means any person duly licensed as a real
1178 estate [salesperson] agent under this chapter;

1179 (6) "Purchaser" means a person who acquires an interest in any lot,
1180 parcel or unit in a subdivision; and

1181 (7) "Subdivision" means any improved or unimproved land or tract
1182 of land located outside this state which is divided or proposed to be
1183 divided into five or more lots, parcels, units, or interests for the purpose
1184 of disposition, at any time as part of a common promotional plan. Any
1185 land which is under common ownership or which is controlled by a
1186 single developer or a group of developers acting in concert, is
1187 contiguous in area, and is designated or advertised as a common unit or
1188 known by a common name, shall be presumed, without regard to the
1189 number of lots, parcels, units or interests covered by each individual
1190 offering, to be part of a common promotional plan.

1191 Sec. 21. Subsection (g) of section 20-329hh of the general statutes is
1192 repealed and the following is substituted in lieu thereof (*Effective from*
1193 *passage*):

1194 (g) No real estate [salesperson] agent or team member shall engage
1195 in the real estate business while the supervising licensee that is
1196 responsible for controlling and supervising such [salesperson] agent or
1197 team is deceased or incapacitated unless a custodial broker has been
1198 appointed for such supervising licensee.

1199 Sec. 22. Subsection (a) of section 20-417j of the general statutes is
1200 repealed and the following is substituted in lieu thereof (*Effective from*
1201 *passage*):

1202 (a) Sections 20-417a to 20-417i, inclusive, do not apply to any of the
1203 following persons or organizations: (1) Any person holding a current
1204 license as a real estate broker or [salesperson] agent issued pursuant to
1205 chapter 392, provided such person engages only in work for which such
1206 person is licensed under chapter 392; (2) any person licensed or
1207 otherwise authorized under chapter 412 to sell or place a mobile
1208 manufactured home, as defined in section 21-64, upon a mobile
1209 manufactured home park or mobile manufactured space or lot, both as
1210 defined in section 21-64, provided such person engages only in work for
1211 which such person is licensed or otherwise authorized under chapter
1212 412; (3) any other person holding a professional or occupational license,
1213 registration or certificate issued pursuant to the general statutes,
1214 provided such person engages only in the work for which such person
1215 is licensed, registered or certified; and (4) any new home construction
1216 contractor who enters into one or more new home construction
1217 contracts related to the same new home when such contract or contracts
1218 in the aggregate with respect to that home has a total price for work or
1219 services that is less than three thousand five hundred dollars.

1220 Sec. 23. Section 20-526 of the general statutes is repealed and the
1221 following is substituted in lieu thereof (*Effective from passage*):

1222 The provisions of sections 20-500 to 20-528, inclusive, concerning the
1223 certification or provisional licensing of real estate appraisers shall not
1224 apply to (1) any person under contract with a municipality who
1225 performs a revaluation of real estate for assessment purposes pursuant
1226 to section 12-62, and (2) any licensed real estate broker or real estate
1227 [salesperson] agent who estimates the value of real estate as part of a
1228 market analysis performed for the owner of the real estate or a designee
1229 of the owner, on such terms as may be agreed upon between such owner
1230 or the owner's designee and the real estate broker or real estate

1231 [salesperson] agent, for the purpose of (A) a prospective listing or sale
1232 of such real estate, (B) providing information to the seller or landlord
1233 under a listing agreement, or (C) providing information to a prospective
1234 buyer or tenant under a buyer or tenant agency agreement, provided
1235 such estimate of value shall not be referred to or be construed as an
1236 appraisal. If such owner executes a listing contract with the real estate
1237 broker or real estate [salesperson] agent who so estimated the value of
1238 the real estate for the sale of the real estate and such real estate contains
1239 any building or other structure, occupied or intended to be occupied by
1240 no more than four families, then such owner shall be credited against
1241 any compensation the owner pays on account of such listing contract for
1242 any fee paid by the owner for such estimate of value.

1243 Sec. 24. Subparagraph (K) of subdivision (5) of subsection (a) of
1244 section 31-222 of the general statutes is repealed and the following is
1245 substituted in lieu thereof (*Effective from passage*):

1246 (K) Service performed by an individual as an insurance agent, other
1247 than an industrial life insurance agent, and service performed by an
1248 individual as a real estate [salesperson] agent, if all such service is
1249 performed for remuneration solely by way of commission;

1250 Sec. 25. Subsection (c) of section 42-103gg of the general statutes is
1251 repealed and the following is substituted in lieu thereof (*Effective from*
1252 *passage*):

1253 (c) Any sales agent who offers a time share interest created under this
1254 section shall be licensed as a real estate broker or real estate
1255 [salesperson] agent as set forth in section 20-312, as amended by this act,
1256 unless exempt from licensure under chapter 392. The following need not
1257 be licensed pursuant to section 20-312, as amended by this act: (1) An
1258 exchange company that is exchanging time share periods, or (2) a person
1259 who only distributes literature pertaining to a time share or advertises a
1260 time share, provided a sales agent or a real estate broker or real estate
1261 [salesperson] agent licensed under section 20-312, as amended by this

1262 act, transacts the sale of such time share interest.

1263 Sec. 26. Subsection (d) of section 42-484 of the general statutes is
1264 repealed and the following is substituted in lieu thereof (*Effective from*
1265 *passage*):

1266 (d) Nothing in sections 42-482 and 42-483 and this section shall be
1267 construed to apply to any person who holds a real estate [salesperson's]
1268 agent's license and who has a claim for payment of a real estate
1269 commission or compensation against the real estate broker with whom
1270 such real estate [salesperson] agent is affiliated.

1271 Sec. 27. Subsection (a) of section 47-17a of the general statutes is
1272 repealed and the following is substituted in lieu thereof (*Effective from*
1273 *passage*):

1274 (a) As used in this section:

1275 (1) "Person" means an individual, corporation, limited liability
1276 company, partnership, association, trustee or other entity capable of
1277 holding an interest in real property or any combination thereof.

1278 (2) (A) "Private transfer fee" means a fee or charge payable (i) upon
1279 the conveyance and subsequent conveyance of an interest in real
1280 property located in this state, or (ii) for the right to make or accept such
1281 conveyance;

1282 (B) "Private transfer fee" does not include:

1283 (i) Any consideration payable by a grantee to a grantor for the
1284 conveyance of an interest in real property located in this state, including
1285 any subsequent consideration payable by such grantee for such real
1286 property based on subsequent appreciation, development or sale of
1287 such real property, provided such subsequent consideration is payable
1288 on a one-time basis and the obligation to pay such consideration does
1289 not bind successors in title to such real property. For purposes of this
1290 subparagraph, "real property" includes a mineral estate, as defined in

1291 section 47-33o;

1292 (ii) Any commission payable to a real estate broker or a real estate
1293 [salesperson] agent for the sale of real property located in this state
1294 pursuant to a contract or agreement between such broker or
1295 [salesperson] agent and a grantee or grantor, including any subsequent
1296 commission payable by such grantee or grantor for such real property
1297 based on subsequent appreciation, development or sale of such real
1298 property;

1299 (iii) Any interest, fee, charge or other amount payable by a borrower
1300 to a lender pursuant to a loan secured by a mortgage against real
1301 property located in this state, including any fee payable to such lender
1302 for consenting to an assumption of such loan or conveyance of such real
1303 property subject to such mortgage, any fee or charge payable to such
1304 lender for an estoppel letter or certificate issued by such lender, and any
1305 shared appreciation interest, profit participation or other consideration
1306 payable to the lender in connection with such loan;

1307 (iv) Any rent, reimbursement, fee, charge or other amount payable
1308 by a lessee to a lessor, including any fee or charge payable to such lessor
1309 for consenting to an assignment, sublease or encumbrance of a rental
1310 agreement or lease;

1311 (v) Any consideration payable to the holder of an option to purchase
1312 an interest in real property or the holder of a right of first refusal or first
1313 offer to purchase an interest in real property located in this state, for
1314 such holder's waiver, release or nonexercise of such option or right;

1315 (vi) Any tax, assessment, fine, fee, charge or other amount payable to
1316 or imposed by a governmental entity;

1317 (vii) Any dues, assessment, fine, contribution, fee, charge or other
1318 amount payable to an association or a unit owners' association of a
1319 common interest community as defined by chapter 828, pursuant to any
1320 declaration, covenant, law, association bylaw, association rule or

1321 association regulation, including a fee or charge payable to such
1322 association for an estoppel letter or certificate issued by such association
1323 or its authorized agent;

1324 (viii) Any dues, assessment, fine, contribution, fee, charge or other
1325 amount imposed by a declaration or covenant encumbering a
1326 municipality or a county or any combination thereof or a neighborhood
1327 or other area, irrespective of boundaries or political subdivision, in this
1328 state, and payable solely to an organization that is tax exempt pursuant
1329 to 26 USC 501(c) for the purpose of supporting cultural, educational,
1330 charitable, recreational, environmental, conservation or other similar
1331 activities that benefit such municipality, county, neighborhood or other
1332 area; or

1333 (ix) Any dues, assessment, contribution, fee, charge or other amount
1334 payable for the purchase or transfer of a club membership related to real
1335 property located in this state.

1336 (3) "Private transfer fee obligation" means an obligation arising under
1337 a declaration or a covenant recorded against the title to real property
1338 located in this state or under any contractual agreement or promise,
1339 whether or not recorded, that requires or purports to require the
1340 payment of a private transfer fee upon a conveyance or a subsequent
1341 conveyance of an interest in such real property.

1342 Sec. 28. Section 47-100 of the general statutes is repealed and the
1343 following is substituted in lieu thereof (*Effective from passage*):

1344 The sale of real estate syndicate securities shall not be an act requiring
1345 licensure as a real estate [salesperson] agent or broker as defined in
1346 section 20-311, as amended by this act.

1347 Sec. 29. Subsection (a) of section 49-7f of the general statutes is
1348 repealed and the following is substituted in lieu thereof (*Effective from*
1349 *passage*):

1350 (a) No mortgage broker or lender, as defined in subdivision (5) of
 1351 section 49-31d, or any person affiliated with such mortgage broker or
 1352 lender shall receive a fee, commission or other form of referral fee for
 1353 the referral of any person to (1) a real estate broker, real estate
 1354 [salesperson] agent, as defined in section 20-311, as amended by this act,
 1355 or any person affiliated with such broker or [salesperson] agent or any
 1356 person engaged in the real estate business, as defined in [said] section
 1357 20-311, as amended by this act, or (2) an attorney-at-law admitted to
 1358 practice within this state or any person affiliated with such attorney.

1359 Sec. 30. Subsection (a) of section 51-87b of the general statutes is
 1360 repealed and the following is substituted in lieu thereof (*Effective from*
 1361 *passage*):

1362 (a) No attorney-at-law admitted to practice within this state or any
 1363 person affiliated with such attorney may receive a fee, commission or
 1364 other form of referral fee for the referral of any person to (1) a real estate
 1365 broker or real estate [salesperson] agent, as defined in section 20-311, as
 1366 amended by this act, or any person affiliated with such broker or
 1367 [salesperson] agent or any person engaged in the real estate business, as
 1368 defined in [said] section 20-311, as amended by this act, or (2) any
 1369 mortgage broker or mortgage lender, as defined in subdivision (5) of
 1370 section 49-31d, or any person affiliated with such mortgage broker or
 1371 lender.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2025</i>	New section
Sec. 2	<i>October 1, 2025</i>	20-319
Sec. 3	<i>January 1, 2026</i>	New section
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>from passage</i>	8-169aa(a)(2)
Sec. 6	<i>from passage</i>	10a-123(b)
Sec. 7	<i>from passage</i>	20-311
Sec. 8	<i>from passage</i>	20-311a(b)
Sec. 9	<i>from passage</i>	20-312(e)

Sec. 10	<i>from passage</i>	20-312a
Sec. 11	<i>from passage</i>	20-312c(b)
Sec. 12	<i>from passage</i>	20-314
Sec. 13	<i>from passage</i>	20-319a(a)
Sec. 14	<i>from passage</i>	20-324l
Sec. 15	<i>from passage</i>	20-325a(q)
Sec. 16	<i>from passage</i>	20-325c(b)
Sec. 17	<i>from passage</i>	20-325l
Sec. 18	<i>from passage</i>	20-327b
Sec. 19	<i>from passage</i>	20-327i(b)
Sec. 20	<i>from passage</i>	20-329a
Sec. 21	<i>from passage</i>	20-329hh(g)
Sec. 22	<i>from passage</i>	20-417j(a)
Sec. 23	<i>from passage</i>	20-526
Sec. 24	<i>from passage</i>	31-222(a)(5)(K)
Sec. 25	<i>from passage</i>	42-103gg(c)
Sec. 26	<i>from passage</i>	42-484(d)
Sec. 27	<i>from passage</i>	47-17a(a)
Sec. 28	<i>from passage</i>	47-100
Sec. 29	<i>from passage</i>	49-7f(a)
Sec. 30	<i>from passage</i>	51-87b(a)

Statement of Purpose:

To: (1) Allow owners of real property to seek the removal of unauthorized persons from such owner's real property; (2) revise the continuing education requirements for real estate licensees; (3) regulate wholesaling agreements between real estate wholesalers and sellers of residential property; (4) require the Commissioner of Housing to conduct a study concerning methods to advance equal access to housing and fairness in real estate transactions; and (5) change the term real estate salesperson to real estate agent.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]