

**SENATE BILL REPORT**

**SB 6586**

**AS OF FEBRUARY 3, 1994**

**Brief Description:** Revising exemptions from real estate licensing requirements.

**SPONSORS:** Senator Fraser

**SENATE COMMITTEE ON LABOR & COMMERCE**

**Staff:** Catherine Mele (786-7470)

**Hearing Dates:** February 3, 1994

**BACKGROUND:**

Under current law, the Director of the Department of Licensing regulates real estate brokers and salespersons. The Department of Licensing authorizes real estate brokers to sell or negotiate sales of property for a commission, or for other compensation. Real estate brokers employ salespersons who are licensed to engage in the same activities under a broker. The Department of Licensing does not require individuals who own property and who desire to sell this property to obtain a real estate broker or salesperson license. However, employees of the property owner who market and sell the property are required to have such a license.

Interest has been expressed in allowing employees of property owners to sell or negotiate sales of the owners' property without a real estate brokers or salespersons license.

**SUMMARY:**

Employees of property owners, who solicit to purchase property, who sell or purchase property on behalf of the employer, are not required to obtain a real estate broker or salesperson license. Employee and owner are defined to include persons, corporations, partnerships, joint ventures, or sole proprietorships.

**Appropriation:** none

**Revenue:** none

**Fiscal Note:** requested