



General Assembly

January Session, 2003

***Raised Bill No. 6522***

LCO No. 3450

Referred to Committee on Insurance and Real Estate

Introduced by:  
(INS)

***AN ACT IMPLEMENTING THE LEGISLATIVE COMMISSIONERS'  
RECOMMENDATIONS FOR TECHNICAL REVISIONS TO CERTAIN  
REAL ESTATE STATUTES.***

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

1 Section 1. Section 20-314a of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2003*):

3 The Commissioner of Consumer Protection, with the advice and  
4 assistance of the commission, may adopt [such reasonable] regulations,  
5 in accordance with chapter 54, [as the commissioner deems necessary]  
6 relating to the approval of schools offering courses in real estate  
7 principles and practice and related subjects, or real estate student  
8 intern programs, the content of such courses or programs and the  
9 advertising to the public of the services of such schools. Such  
10 regulations shall not require approval of instructors at such schools.  
11 The commission may exempt any applicant for a real estate broker's  
12 license from the requirements concerning experience under the  
13 provisions of subsection (d) of section 20-314, if the commission  
14 determines that such applicant is unable to meet such requirements  
15 solely because such applicant has been subjected to discrimination

16 based on race, creed or color, which discrimination interfered with  
17 such applicant's ability to meet such requirements.

18 Sec. 2. Section 20-314c of the general statutes is repealed and the  
19 following is substituted in lieu thereof (*Effective October 1, 2003*):

20 Any student who wishes to enroll in a real estate student intern  
21 program in this state [,] shall file an application with the commission.  
22 The commission shall approve such application if it appears to the  
23 satisfaction of the commission that the program is provided by an  
24 accredited school and the student will be under the direct supervision  
25 of a real estate broker licensed in the state. The application shall  
26 contain the name and address of such licensed real estate broker, and a  
27 statement from the broker that such broker shall be liable for any acts  
28 of negligence, fraud or misrepresentation by such student while under  
29 such broker's supervision. If the commission approves the application,  
30 the commission shall exempt such student from the license  
31 requirements of this chapter during the period in which such student  
32 is acting as an intern under the direct supervision of a real estate  
33 broker licensed in the state while enrolled in such intern program.

34 Sec. 3. Subsection (d) of section 20-316 of the general statutes is  
35 repealed and the following is substituted in lieu thereof (*Effective*  
36 *October 1, 2003*):

37 (d) The provisions of this section shall apply to [all applicants for  
38 licenses] any applicant for a license under this chapter, whether or not  
39 such applicant was engaged in the real estate business in this state on  
40 July 1, 1953, and whenever [his] the applicant's application is filed.

41 Sec. 4. Section 20-328 of the general statutes is repealed and the  
42 following is substituted in lieu thereof (*Effective October 1, 2003*):

43 The Commissioner of Consumer Protection, with advice and  
44 assistance from the commission, may adopt [such reasonable]  
45 regulations, in accordance with chapter 54, [as the commissioner

46 deems necessary] relating to the form and manner of filing  
47 applications for licenses under this chapter and the manner in which  
48 licensed real estate brokers and licensed real estate salespersons shall  
49 conduct the real estate business.

This act shall take effect as follows:	
Section 1	<i>October 1, 2003</i>
Sec. 2	<i>October 1, 2003</i>
Sec. 3	<i>October 1, 2003</i>
Sec. 4	<i>October 1, 2003</i>

**INS**      *Joint Favorable*