



Senate

General Assembly

File No. 195

January Session, 2005

Senate Bill No. 1253

Senate, April 6, 2005

The Committee on Insurance and Real Estate reported through SEN. CRISCO of the 17th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT CONCERNING LOCATIONS WHERE REAL ESTATE COURSES ARE OFFERED.

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 Section 20-314a of the general statutes is repealed and the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, 2005*):

3 (a) The Commissioner of Consumer Protection, with the advice and
4 assistance of the commission, may adopt regulations, in accordance
5 with chapter 54, relating to the approval of schools offering courses in
6 real estate principles and practice and related subjects, or real estate
7 student intern programs, the content of such courses or programs and
8 the advertising to the public of the services of such schools. Such
9 regulations shall not require (1) approval of instructors at such schools,
10 or (2) a course to be conducted in a classroom location approved for
11 such use by a local fire marshal provided the course is conducted in a
12 hotel, restaurant or other public building or a place of public assembly,
13 as defined in section 19-13-B105 of the regulations of Connecticut state

14 agencies.

15 (b) The commission may exempt any applicant for a real estate
16 broker's license from the requirements concerning experience under
17 the provisions of subsection (d) of section 20-314, if the commission
18 determines that such applicant is unable to meet such requirements
19 solely because such applicant has been subjected to discrimination
20 based on race, creed or color, which discrimination interfered with
21 such applicant's ability to meet such requirements.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2005</i>	20-314a

INS *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill makes specifications about locations where real estate courses are offered. The bill has no fiscal impact.

OLR Bill Analysis

SB 1253

AN ACT CONCERNING LOCATIONS WHERE REAL ESTATE COURSES ARE OFFERED**SUMMARY:**

The law authorizes the consumer protection commissioner, with the Real Estate Commission's advice and assistance, to adopt regulations relating to the approval of schools offering courses in real estate principles and practice and related subjects, or real estate student intern programs, and the content of such courses or programs. The bill specifies that the regulations may not require that the courses be given in a classroom location approved for such use by a local fire marshal if the course is conducted in a hotel, restaurant, or other public building, or a place of public assembly.

A "place of public assembly" means structures where 50 or more people assemble to discuss and act upon matters in which they have a common interest; transact business; conduct religious services; or attend a recreational, entertainment, or education event. The term includes churches, chapels, meetings houses, auditoriums, assembly halls, theaters, and sports complexes.

EFFECTIVE DATE: October 1, 2005

BACKGROUND***Related Regulations***

Under Department of Consumer Protection regulations, real estate courses may be conducted only in locations approved by the local fire marshal for such use (Conn. Agencies Regs. § 20-319-2).

COMMITTEE ACTION

Insurance and Real Estate Committee

Joint Favorable Report
Yea 15 Nay 0

