



General Assembly

January Session, 2005

**Raised Bill No. 1254**

LCO No. 4198

\*04198 \_\_\_\_\_ INS\*

Referred to Committee on Insurance and Real Estate

Introduced by:  
(INS)

**AN ACT CONCERNING THE OWNERSHIP OF REAL ESTATE  
BROKERAGE COMPANIES.**

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

1 Section 1. Section 20-312 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2005*):

3 (a) No person shall act as a real estate broker or real estate  
4 salesperson without a license issued by the commission, unless exempt  
5 under this chapter. The Commissioner of Consumer Protection may  
6 enter into any contract for the purpose of administratively processing  
7 the renewal of licenses on behalf of the commission.

8 [(b) No partnership, association or corporation shall be granted a  
9 real estate broker's license, unless every member or officer of such  
10 partnership, association or corporation who actively participates in its  
11 real estate brokerage business holds a license as a real estate broker,  
12 and unless every employee who acts as salesperson for such  
13 partnership, association or corporation and every salesperson who is  
14 affiliated with such partnership, association or corporation as an  
15 independent contractor holds a license as a real estate salesperson. A

16 partnership, association or corporation shall designate in its  
17 application the individual who is to serve as broker under the license.]

18 (b) The practice of or the offer to practice real estate brokerage  
19 business in this state by individual licensed real estate brokers or real  
20 estate salespersons as a corporation, limited liability company or  
21 partnership, a material part of the business of which includes real  
22 estate brokerage, is permitted, provided (1) the personnel of such  
23 corporation, limited liability company or partnership who engage in  
24 the real estate brokerage business as real estate brokers or real estate  
25 salespersons are licensed or exempt from licensure under this chapter,  
26 and (2) the corporation, limited liability company or partnership has  
27 been issued a real estate broker license by the commission as provided  
28 in this section.

29 (c) A qualifying corporation, limited liability company or  
30 partnership desiring a real estate broker license shall file with the  
31 commission an application on such forms and in such manner as  
32 prescribed by the Department of Consumer Protection. Each such  
33 corporation, limited liability company or partnership shall file with the  
34 commission a designation of at least one individual licensed as a real  
35 estate broker in this state who shall be in charge of the real estate  
36 brokerage business of such corporation, limited liability company or  
37 partnership in this state. Such corporation, limited liability company or  
38 partnership shall notify the commission of any change in such  
39 designation not later than thirty days after such change becomes  
40 effective.

41 (d) The Real Estate Commissioner may impose a fine of not more  
42 than five hundred dollars on any corporation, limited liability  
43 company or partnership that engages in real estate business without a  
44 license required by this section.

This act shall take effect as follows and shall amend the following sections:

Section 1	October 1, 2005	20-312
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**Statement of Purpose:**

To provide for the issuance of real estate brokers licenses to corporations, limited liability companies and partnerships.

*[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.]*