



General Assembly

February Session, 2010

Raised Bill No. 5397

LCO No. 1771

01771_____HSG

Referred to Committee on Housing

Introduced by:
(HSG)

AN ACT CONCERNING REAL ESTATE LICENSING FOR NONPROFIT HOUSING CORPORATIONS.

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

1 Section 1. Section 20-329 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2010*):

3 The provisions of this chapter concerning the licensure of real estate
4 brokers and real estate salespersons shall not apply to: (1) Any person
5 who as owner or lessor performs any of the acts enumerated in section
6 20-311, with reference to property owned, leased or sought to be
7 acquired or leased by the person, or to the person's regular employees
8 who are employed as on-site residential superintendents or custodians,
9 with respect to the property so owned or leased or sought to be
10 acquired or leased when such acts are performed in the regular course
11 of, or incident to, the management of such property and the
12 investment therein; (2) any person acting as attorney-in-fact under a
13 duly executed power of attorney from the owner authorizing the final
14 consummation by performance of any contract for the sale, leasing or
15 exchange of real estate, or to service rendered by any attorney-at-law
16 in the performance of the attorney-at-law's duties as such attorney-at-

17 law; (3) a receiver, trustee in bankruptcy, administrator, executor or
18 other fiduciary, while acting as such, or any person selling real estate
19 under order of any court, or to a trustee acting under a trust
20 agreement, deed of trust or will, or the regular salaried employees
21 thereof; (4) witnesses in court as to the values of real estate; (5) persons
22 in the employ of the federal or state government or any political
23 subdivision thereof while acting in the course of such employment; (6)
24 any [employee of any] nonprofit housing corporation or any employee
25 of such corporation that (A) has been certified as a tax-exempt
26 organization under Section 501(c)(3) of the Internal Revenue Code of
27 1986, or any subsequent corresponding internal revenue code of the
28 United States, as from time to time amended, and manages a housing
29 project, [or] (B) manages a housing project assisted in whole or in part
30 by the federal government pursuant to Section 8 of The United States
31 Housing Act of 1937, as amended from time to time, [while] or (C)
32 manages a housing project receiving low-income housing credits from
33 the federal government pursuant to Section 42 of said Internal
34 Revenue Code while such nonprofit housing corporation is managing
35 such housing project or such employee is performing duties in the
36 regular course of, or incidental to, the management of such housing
37 project; (7) any person licensed to maintain or operate a mobile
38 manufactured home park under chapter 412 who performs any of the
39 acts enumerated in section 20-311, with reference to lots or mobile
40 manufactured homes within the park or to the person's employees
41 with respect to lots or mobile manufactured homes within such park
42 when such acts are performed in the regular course of, or incidental to,
43 the management of such property and the investment therein; (8)
44 persons licensed as sellers of mobile manufactured homes under
45 section 21-67; or (9) any person or such person's regular employee
46 who, as owner, lessor, licensor, manager, representative or agent
47 manages, leases, or licenses space on or in a tower, building or other
48 structure for (A) "personal wireless services facilities" or facilities for
49 "private mobile service" as those terms are defined in 47 USC 332,
50 which facilities shall be unattended, and the installation and

51 maintenance of related devices authorized by the Federal
52 Communications Commission, and ancillary equipment used to
53 operate such devices and equipment shelters therefor, in an area not to
54 exceed three hundred sixty square feet for any one service established
55 by the Federal Communications Commission in 47 CFR, as amended
56 from time to time, by a provider of any such service, and (B) any right
57 appropriate to access such facilities and connect or use utilities in
58 connection with such facilities.

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

Section 1	<i>October 1, 2010</i>	20-329
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Statement of Purpose:

To exempt from real estate licensing requirements nonprofit housing corporations and employees that manage housing projects receiving federal low-income housing tax credits.

[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.]