



CANNON BUILDING
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**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION SUBCOMMITTEE
MEETING DATE AND TIME:	Thursday, January 10, 2019 at 9:30 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES APPROVED:	February 14, 2019

MEMBERS PRESENT

Nikki Lane, Professional Member, **Chairperson**
Lynette Scott, Professional Member
Nora Martin, Professional Member
Jason Giles, Professional Member
Randy Marvel, Professional Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Alison Warren, Administrative Assistant III

ALSO PRESENT

Andy Taylor, Esquire
Bobbie Slagle

CALL TO ORDER

Ms. Lane called the meeting to order at 11:46 a.m.

REVIEW OF MINUTES

The subcommittee reviewed the December 13, 2018 meeting minutes. Ms. Scott made a motion, seconded by Ms. Martin, to approve the minutes as written. By unanimous vote, the motion carried.

UNFINISHED BUSINESS

Discussion to Update Regulations:

The commission subcommittee discussed and reviewed the regulation recommendations from the DAR report listed below:

- 11.3 - reword to say "A licensee shall not practice Real Estate Services without an active license".
The subcommittee agreed with the recommendation.
- 13.8.1 – add a sentence stating - "Sole instructors shall receive 18 hours of Continuing Education Credit".
The subcommittee chose not to make the suggested change.

- 13.3.2 - the recommendation was to remove the word “random”.
The subcommittee chose not to make the suggested change.
- Flexibility for satellite offices – *discussion tabled (this would require statutory changes)*
- Licensee violations removal from permanent record – suggest that the regulations be changed to remove the record of a licensee’s violation after a certain period of time, as long as there are no additional violations thereafter.
This is a division wide policy - violations become a permanent part of a licensee’s record. The subcommittee chose not to research next steps to make the suggested change.
- Broker Discipline – suggestion that DREC should only impose a fine on a Broker if a salesperson in their firm is found to be at fault, rather than imposing license, suspension or revocation, unless there is evidence found of a pattern regarding lack of supervision.
Ms. Kelly will follow up and determine if this is possible: can the broker be notified if a complaint is filed since they (complaints) are considered confidential?
- Continuing Education flexibility – suggestion that DREC allow for flexibility in CE modules for a licensee’s third and subsequent renewal cycle, in order to allow credit for National Association of REALTORS designation and certification courses and other high-level courses.
This suggestion will be presented to the Real Estate Education Committee (DREC) meeting. The committee will determine how many standard cycles need to be met first. This will be a self-directed request (one person/one time), the approval will also need to state what module it is in place of.
- Commercial Real Estate – suggestion that DREC consider if there are some regulations that should not apply to commercial transactions.
*This suggestion will be taken to DREC for consideration.
Can commercial real estate agents CE requirements be different for mod 2, 3 and 6?*
- Retiring Agents – *Mr. Taylor will bring suggested wording to next month’s meeting*
- Rental Properties – Agent vs. Assistant – *Mr. Taylor will bring suggested wording to next month’s meeting.*
- Irregularities with operating brokerage accounts (statutory changes) – *Mr. Taylor will bring suggested wording to next month’s meeting.*

Additional discussion topics for next meeting:

- Comparison of the State of Delaware Banking Commission regulations for titling bank accounts with the Real Estate Commission requirements.
- Review Joint Sunset Committee reports

PUBLIC COMMENTS

There were no public comments

NEXT SCHEDULED MEETING

The next meeting will be held on February 14 at 9:30 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE

ADJOURNMENT

There being no further business before the Commission. The meeting adjourned at 1:06 p.m.

Respectfully submitted,

Alison Warren

Alison Warren
Administrative Assistant III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

