



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, July 11, 2019 at 9:30 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES APPROVED:	August 8, 2019

MEMBERS PRESENT

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

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

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

ALSO PRESENT

Andy Taylor
Sara Almee

CALL TO ORDER

Mr. Giles called the meeting to order at 10:21 a.m.

REVIEW OF MINUTES

The subcommittee reviewed the April 11, 2019 meeting minutes. Ms. Scott made a motion, seconded by Ms. Lane, 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 proposed regulation changes:

Property Management:

The Commission reviewed the wording of the Property Management section of the State of Ohio Rules & Regulations. The Commission felt they adequately reflected the regulations they wanted to be added to the draft document.

The property management regulations will be added as a separate section - new 9.0.

-What is allowed and not allowed will be specifically spelled out.

Office Manager Criteria vs. On-Site Supervisor in branch offices – the Committee discussed what criteria are needed to require someone to be licensed. Currently an on-site supervisor does have to be licensed. An office manager is not addressed in the regulation and will not be added since they typically are in an administrative role and would not need to be licensed.

8.7.4 – The Commission agreed to have the word “timely” removed

1.3.1 & 1.3.2– add the Broker Signature to the Continuing Education log.

The Committee discussed what would happen to the licensee and the broker if there was a violation in terms of penalties, fine amounts and hearings. If a licensee is chosen for an audit the Broker will be notified also.

6.4 – Update to read: The escrow account name should match the Brokerage name.

8.6.5.3 – the word “similar” will be removed

The Committee had a discussion concerning Real Estate Teams, what makes up a team and the advertising associated with teams.

~~8.5.1.1. – Work together to provide Real Estate Services; and~~
This regulation will be removed from the draft document.

In addition the Committee discussed regulation:

8.7.7 – A licensed salesperson or broker from another jurisdiction may represent a client in a transaction involving a Delaware property if the licensee affiliates with a Delaware Licensee, provided that on the of following requirements is met:

~~8.7.7.1 – For 1-4 family residential property, all of the showings and negotiations are performed by the Delaware Licensee, with the licensee from another jurisdiction participating in discussions with the client as the client requests, in writing, with terms of compensation, if any, in writing; or~~ **This regulation will be removed from the document**

PUBLIC COMMENTS

There were no public comments

NEXT SCHEDULED MEETING

The next meeting will be held on August 8, 2019 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. Ms. Scott moved, seconded by Ms. Martin to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 11:29 a.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.

