

MINUTES OF THE HOUSE COMMERCE AND LABOR COMMITTEE

The meeting was called to order by Chairman Don Dahl at 9:00 a.m. on March 23, 2004 in Room 241-N of the Capitol.

All members were present.

Committee staff present:

Jerry Ann Donaldson, Legislative Research Department
Norm Furse, Revisor of Statutes
Rena Jefferies, Revisor of Statutes
June Evans, Committee Secretary

Conferees appearing before the committee: Bill Yanek, KAR Director of Governmental Relations, Kansas Association of Realtors

Others attending:

See Attached List.

The Chairman opened the meeting and stated this would be the last day of committee meetings. This hearing was not planned as the bill was just received.

The Chairman opened the hearing on **SB 534 - Commercial real estate; co-brokerage agreements.**

Staff gave a briefing on **SB 534** which exempts commercial real estate transactions from the general rule by allowing a Kansas branch broker or supervising broker to cooperate with and share commissions with a foreign licensee (a real estate licensee, in good standing of another state or country). Upon entering into a broker cooperation agreement, which must be filed with the Kansas Real Estate Commission, the foreign licensee is permitted to perform services with respect to commercial real estate that would ordinarily require a license. The Senate Committee amendments substitute “branch broker or supervising broker” for the term licensee in New Section 2, and makes the provision for commercial real estate transactions a part of and supplemental to the Real Estate Brokers’ and Salespersons’ Licensing Act.

Bill Yanek, KAR Director of Governmental Relations, Kansas Association of Realtors, testified as a proponent to **SB 534**. Under current law, Kansas licensees are not able to co-broker real estate transactions with real estate licensees who are licensed outside the state. **SB 534** would allow commercial real estate brokers to co-broker transactions with foreign licensees, who are defined as a real estate licensees, in good standing of another state or country (Attachment 1).

The Chairman closed the hearing and said if there is no objection, and since this is the last day to work bills, we will work **SB 534**.

Representative Hill moved and Representative Grant seconded to pass **SB 534** out favorably. The motion carried.

The Chairman thanked the committee members and staff for their good work.

The Chairman stated the minutes of March 5, 8, 9, 11 and 12 were distributed and if there are any changes, please notify the secretary by March 25 or they would stand as approved.

The meeting adjourned at 9:30 a.m. This is the last meeting of the year.