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Real Estate Commission

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Announcements:

The next Commission meeting is scheduled for 9:00am on August 20th at the Commission office in Topeka. This meeting is open to the public. However, if you plan to attend, please call the office to confirm the date and time. Click [here](#) for more information.

FYI:

A referral fee can only be paid if the referral is provided by a Kansas real estate licensee or a person holding a real estate license in another state. A referral fee cannot be paid to an unlicensed person.

Did You Know?

The only documents that must be mailed to the Commission are the fingerprint cards required for license application. All other documents and forms can be submitted electronically via email (krec@ks.gov) or fax (785-296-1771). Forms can be signed electronically. Help us go paperless!

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KREC is No Longer Mailing Paper Licenses

The Commission is no longer mailing out wall licenses and pocket cards. Electronic pocket cards are sent via email to all new applicants and licensees who complete their renewal application. The pocket card can even be stored digitally on any mobile device to easily access when needed.



License verification information obtained from the [online company search page](#) can replace the paper wall license display. The website provides the same information that is contained on a paper wall license.

Supervising and branch brokers have the option of printing this information from the Commission website, making the online page available from an electronic device, or requesting the Commission email or fax a copy of the primary or branch office's details from the online company search page. Check out the video on the Commission [website](#) for more information.

BRRETA Requires Accuracy

Most real estate licensees are aware of the requirement to include the brokerage relationship disclosure in the purchase contract. But one of the most common violations is an incorrect or missing brokerage relationship disclosure. The real estate licensee writing the offer should accurately indicate their brokerage relationship AND the brokerage relationship for the seller's side of the transaction. The licensee presenting the offer to the seller should verify the accuracy of the brokerage relationship indicated on the offer. Each licensee involved in the transaction is held responsible for the completeness and accuracy of the brokerage relationships disclosure.

If you are unsure of the brokerage relationship for the other side of the transaction, you should contact the other party. Don't assume the relationship for the other licensees involved in the transaction. Incorrect or missing brokerage relationship disclosure can result in disciplinary action by the Commission, bad rapport with customers and clients, or even lawsuits. For advice on best practices regarding brokerage relationship disclosure, talk to your supervising broker.

Staying Current on Affiliated Licensees

Since the Commission is no longer mailing paper licenses, it may not be as obvious when an existing affiliation ends. For example, when a salesperson is issued a new broker's license and then opens their own company the Commission is not required to notify the broker of changes to the company roster. KREC highly recommends implementing a schedule to frequently check the online [Company Search](#) to verify the status of affiliated licensees, including expired licenses.

License Status: What Does It Mean?

When verifying a license using the [Online Licensing System](#), several different statuses could appear next to a licensee's name. The status of a license indicates the licensee's ability to provide real estate services in Kansas.

A license status is limited to the following options:

Active – License is held by a broker, licensee can provide services

Deceased- Licensee is no longer living

Denied- Application for license was not granted approval by the Commission

Expired- previously licensed and licensee failed to timely renew; not allowed to provide services

Expired-KAPA Review A- Renewal must be reviewed, licensee has an active status

Expired KAPA Review I - Renewal must be reviewed, licensee has an inactive status

Inactive- License is not held by a broker, still must be renewed to avoid expiration, not allowed to provide services

Obsolete- License is no longer valid

Pending- License is in the application process and not yet approved by the Commission

Re-Licensure Pending- License is in the application process and not yet approved by the Commission; a license was previously held but expired

Renewable A- License is still within the six-month grace period; license is held by a broker

Renewable I- License is within the six-month grace period; license is not held by a broker

Suspended- licensed and the Commission has taken disciplinary action against the licensee, temporarily not allowed to provide services

Revoked- previously licensed and the Commission has taken permanent disciplinary action to take the license away

Withdrawn- Licensee asked to have the license withdrawn due to application or renewal issues

A licensee may also be affiliated with a company on a referral basis. While this information is important, *referral* is not a status given by the Commission. Affiliation with a referral office does not automatically place a license on inactive status. The license is still considered active and the licensee must complete the 12-hour CE requirement as well as the renewal process. An active license is required to complete a referral transaction. Membership status in the trade association may not have the same meaning ascribed by the Commission for licensure status.

Renewal Reminders

First Letter of Last name	Renewal Due Date	Expiration Date
T-U-V	07/31/2018	08/31/2018
W-X-Y-Z-A	09/30/2018	10/31/2018
B	11/30/2018	12/31/2018

The mission of the Kansas Real Estate Commission is to protect the public interest, which embraces both the interests of the regulated real estate licensees and the interests of consumers who use their services and products.

Commission Members

Bryon Schlosser, Chair, 2nd District | **Joseph Vaught**, Vice Chair, 3rd District
Errol Wuertz, 1st District | **Sue Wenger**, 4th District | **Connie O'Brien**, Member at Large