

COMMISSION NEWS



Newsletter from the Kansas Real Estate Commission

Reminder

Licenses must be renewed every two years.

Check your renewal date [here](#).

Upcoming Commission Meetings

April 15

June 17

Meetings are open to the public and located at the Commission office in Topeka.

If you plan to attend, please call the office to confirm the date, time, and location. Click [here](#) for more information.

Connect with KREC

[Facebook](#)

[Twitter](#)

Correctly Transferring Agreements

When a licensee transfers to a different broker, he or she is no longer able to work on any pending transactions because they are no longer supervised by the broker who owns the agreement. **K.S.A. 58-30,103(k)** states, "The broker shall not assign, sell or otherwise transfer a written agency agreement or written transaction brokerage agreement to another broker without the express written consent of all parties to the original agreement."

When a licensee enters into a brokerage relationship with a client or customer, he or she is doing so on behalf of the supervising or branch broker. The broker owns those agreements. If the broker allows the licensee to continue working on pending transactions after the licensee transfers to a new broker, the agency or transaction brokerage agreement must transfer to the licensee's new broker. The original broker should discuss options with the client or customer directly. The broker and client or customer must agree to transfer the brokerage agreement. If the client or customer chooses to transfer the agency or transaction brokerage agreement, the broker and the client and customer must agree in writing. Without a written agreement from the client or customer and the broker, a salesperson or associate broker may be disciplined for continuing to work on a transaction after transferring out of the brokerage. The Commission may also impose disciplinary action if the licensee communicates with a client or customer and, after that communication with the client or customer, asks the broker to release them from their written agreement.

Supervising Broker or Team Leader: Who is in Charge?

The supervising or branch broker is responsible for supervision of all affiliated licensees including any team leaders and team members. A supervising broker may delegate certain responsibilities, but is ultimately responsible for the brokerage and may be held accountable for violations committed by affiliated licensees, including team leaders or team members.

A licensee or consumer could confuse a team leader as the supervising broker when they possibly are not. The [Company Search page](#) is available to find the responsible broker of a company.

Pearson VUE is conducting a National Real Estate Job Analysis to update the National Real Estate Licensing Exams. Pearson VUE invites you to complete a short survey by clicking [here](#).

Participation in this survey is a simple way to give back in the real estate community and prepare the next generation of real estate licensees for the industry.

KREC.KS.GOV

krec@ks.gov
(785) 296-3411

Jayhawk Tower
700 SW Jackson St., Ste. 404
Topeka, KS 66603

Here to Help

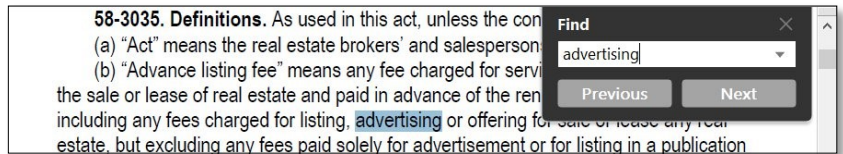
by **Richard Ford | Real Estate Specialist and Investigator**

The Commission’s mission statement reads, “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.” The Commission receives questions from the public and licensees regarding issues related to all areas of real estate. The Commission has a number of tools to assist both the public and licensees with questions.



An individual can find a copy of the License Act, BRRETA, and KREC Rules and Regulations under the *Resources* tab on the [web-site](#). A copy of the law is available in PDF format. This is where you will always find the most current information. A benefit of the PDF format is the ability to search by key words. For instance, if your question is related to advertising, you can search the word “advertising” by pushing the “Ctrl” and “F” buttons at the same time. A search window will appear where you can input “advertising.” See an example in the picture below.

Additionally, our website has a list of [Frequently Asked Questions](#) (FAQs). If your question or situation is not addressed in the FAQs, the Commission recommends you speak with your supervising broker (if applicable) and, if needed, contact the Commission by phone or email. We look forward to assisting you.



This year, each issue features an article written by different members of Commission staff to provide readers with unique perspectives and expertise from all departments of KREC.

Disciplinary Actions

Below are disciplinary actions with effective dates of January 1, 2019 or later with respect to revocations, suspensions, or aggregate fines of greater than \$500. A licensee is listed twice if they received more than one action (i.e. suspension and fine).

Docket Number	Last Name	First Name	License Number	Violation	Legal Action	Effective Date
17-6244	Hufft	Ashley	00239168	Diversion/Probation	License Suspended	1/7/2019

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

Erik Wisner, Executive Director | **Laura Kelly**, Governor

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.