2014-2016 CONTINUING EDUCATION REQUIREMENTS:
Salespersons and brokers are required to complete twelve hours of continuing education courses from an approved school. The courses must include:
- Three Hours of the mandatory course: “Connecticut Real Estate Legal Review and Update” and
- Nine Hours of Real Estate Elective Courses.

RECENT CASES:
Bakerville United Methodist Church v. Jepsen  A court can overrule the restrictions in a property deed, and declare them null and void, pursuant to the equitable doctrine of cy pres.  (June 16, 2014)

Ionescu v. Town of Stratford  Zillow fair market value can be rejected by Courts.  (June 2, 2014)

Plew v. Griggs & Browne Home Inspection Services Inc.  If the buyers obtain a third-party home inspection, prior to purchase, they may not be able to prove that they reasonably relied on the sellers’ answers on a property disclosure form.  (April 28, 2014)

2014 CT PUBLIC ACTS:
The following Public Acts were passed by the Connecticut General Assembly during the 2014 Legislative Session. Copies of these acts and their legislative history can be found at www.cga.ct.gov.

1. **Invasive Bamboo** (Public Act No. 14-100) Effective from passage (Approved June 6, 2014)
   Running bamboo cannot be planted less than 40 feet from any abutting property or public right-of-way.  Any person violating this Act shall be fined $100.

   The cost of maintaining an easement or right-of-way shall be shared by each owner of the benefited property, pursuant to a written agreement.  If there is no agreement, the cost shall be shared in proportion to the benefit received by each property.

   Any unlicensed persons working in an occupation that requires a license shall be guilty of a Class B misdemeanor and subject to a fine up to $1,000.

4. **Optional Method of Foreclosure** (Public Act No. 14-84) Effective 10-1-14
   First mortgages may be foreclosed by market sale.  If the mortgagee and mortgagor both elect to pursue a foreclosure by market sale, they shall cause a written appraisal to be performed by a licensed appraiser.  If the appraisal indicates that the mortgage is eligible for a foreclosure by market sale, the parties may agree to list the property with a broker.

5. **Smoke and Carbon Monoxide Detectors** (Public Act No. 13-272) Effective 1-1-14
   Requires sellers, before transferring title to a 1 or 2 family dwelling built before October 1, 2005, to give buyers an affidavit certifying that the dwelling has smoke and carbon monoxide detectors.  A transferor who fails to provide the affidavit must credit the transferee with $250 at the closing.