



The status and text of all bills and public acts can be found at <http://www.cga.ct.gov>

2017-2018 REAL ESTATE CONTINUING EDUCATION REQUIREMENTS:

Salespersons and brokers are required to complete twelve (12) hours of continuing education courses from an approved school. The courses must include:

1. Three (3) hours of the “Fair Housing Mandatory Course” and
2. Nine (9) hours of real estate elective courses.

CT PUBLIC ACTS: The following Public Acts were passed by the Connecticut General Assembly during the 2017 Legislative Session. These acts and their legislative history can be found at www.cga.ct.gov.

PA 17-38 GENERATORS OF RESIDENTIAL MORTGAGE LOANS (Effective October 1, 2017)

This Act requires “lead generators” to become licensed. Lead generators are mortgage professionals who sell information identifying new customers for residential mortgage loans. The Act also:

1. sets record keeping and notification requirements;
2. requires disclosure statements in residential mortgage loan advertisements and solicitations; and
3. gives the banking commissioner authority over lead generator licensees.

PA 17-75 REAL ESTATE INTERN PROGRAMS ELIMINATED (Effective January 1, 2018)

This Act eliminates real estate student intern programs in which students enrolled in an accredited school and directly supervised by a licensed real estate broker were, with the Real Estate Commission's approval, exempt from real estate licensing requirements while enrolled in the program.

PA17-77 LLP ADDED AS REAL ESTATE BROKERAGE ENTITY (Effective July 1, 2017)

This Act allows limited liability partnerships (LLPs) to operate as a real estate brokerage business in CT. Brokers are now permitted to form LLPs for their real estate business, as well as corporations, LLCs and partnerships. The broker(s) must own or control at least 51 percent of the real estate business entity.

PA 17-169 COMMERCIAL REAL ESTATE DISCLOSURES (Effective January 1, 2018)

1. This Act requires licensees to disclose the identity of their client seller/landlord in commercial transactions before the buyer/tenant signs the contract. Prior to this Act, the disclosure had to be made at the first meeting with the buyer/tenant.
2. Brokers must file a notice of commission rights within 60 days of lease execution, tenant’s occupancy, or commencement of lease. This Act increases the time limit from 30 to 60 days.

PA 17-236 SECURITY DEPOSITS FOR ELDERLY TENANTS (Effective October 1, 2017)

This Act requires landlords to return any security deposit that exceeds one month’s rent, if the tenant turned 62 after paying the deposit. The tenant must request the return of the deposit from the landlord.