

**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](http://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.
2. **Easements and Rights-of-Way (Public Act No. 14-67)** Effective 10-1-14  
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.
3. **Enforcement of Occupational Licensing Statutes (Public Act No. 14-210)** Effective 10-1-14  
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.

⇒ Status and text of 2014 Connecticut Bills and Public Acts can be found at <http://www.cga.ct.gov>