



### **2018-2020 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:

**Six (6) Hours** of Mandatory Continuing Education Courses:

1. *Connecticut Real Estate Agency Law Review and Fair Housing Part One* (3 hours);
2. *Connecticut Real Estate Agency Law Review and Fair Housing Part Two* (3 hours);

and Six (6) Hours of Real Estate Elective Courses.

### **PA 19-51: AN ACT CONCERNING FIRE SPRINKLER SYSTEMS IN RENTAL UNITS**

Landlords were previously required to disclose whether a rental unit had a working fire sprinkler system. Under this new Act Landlords must disclose whether the building, not the specific unit, has a working fire sprinkler system. The residential lease must include a notice with the date of the sprinkler system's last inspection and maintenance.

### **PA 19-75: AN ACT CONCERNING THE TRANSFER OF HAZARDOUS WASTE ESTABLISHMENTS**

The Transfer Act requires environmental conditions to be disclosed when title to real property is conveyed on which (1) hazardous waste was generated, or (2) a dry cleaning, furniture stripping or a vehicle body repair business operated. The number of properties subject to the Transfer Act has been reduced due to the narrowing of types of applicable hazardous waste.

### **PA 19-88: AN ACT CONCERNING REAL ESTATE CLOSINGS**

This Act requires anyone conducting a real estate closing to be a licensed CT attorney in good standing. "Real estate closing" is defined as (1) a mortgage loan transaction, other than a home equity line of credit, secured by real property in CT; or (2) any transaction where consideration is paid to change ownership of real property. Violation of this provision constitutes unauthorized practice of law.

### **PA 19-145: AN ACT EXTENDING THE EZEQUIEL SANTIAGO FORECLOSURE MEDIATION PROGRAM**

This Act extends the foreclosure mediation program to June 30, 2023. The program helps residential property owners, including real property owned by religious organizations, to avoid foreclosure by having judicial attorneys available to mediate agreements with lenders.

### **PA 19-177: AN ACT MAKING CHANGES TO DCP ENFORCEMENT STATUTES**

1. **CGS Section 20-324e:** Persons alleged to have committed a violation under the Real Estate Guaranty Fund failing to display their license number on all advertisements, contracts, and stationery may be fined up to \$500 per violation, but shall not be fined for the first violation.
2. **CGS Sections 20-450 to 20-462:** This Act establishes a CAM trainee registration, allows CAMs to have unregistered administrative staff, adds a continuing education requirement, creates a new penalty for anyone acting as a CAM without a registration, and requires insurance policies to cover theft by trainees or staff.

### **PA 19-183: AN ACT CONCERNING HOME INSPECTORS AND APPRAISERS**

**CGS Section 20-529 2(c):** Before issuing or renewing an appraisal management company's registration, the DCP Commissioner is allowed to determine whether the company's appraisers are being compensated in compliance with federal Truth-in-Lending Act (TILA), 15 USC Section 1639e(i). Under TILA, the rate of compensation is based on the market area of the property being appraised. Government Agency fee schedules, academic studies, and independent private sector surveys may be used to determine a "customary and reasonable" rate of compensation for appraisers.

### **PA 19-192: AN ACT CONCERNING CRUMBLING CONCRETE FOUNDATIONS**

This Act (1) expands the definition of "residential building" to include large condominiums; (2) fixes issues with the Healthy Homes Fund \$12 insurance surcharge; (3) requires sellers to disclose knowledge of defects; and (4) has a loan guarantee program for homeowners who need supplemental loans.