



WISCONSIN LEGISLATIVE COUNCIL AMENDMENT MEMO

2013 Assembly Bill 605	Assembly Amendment 1
<i>Memo published: February 12, 2014</i> <i>Contact: Mary Matthias, Principal Attorney (266-0932)</i>	

Under **current law**, generally, no person may engage in real estate practice in Wisconsin without a license issued by the Real Estate Examining Board (board).

The **bill** authorizes limited real estate practice in Wisconsin by an out-of-state broker who enters into a cooperative agreement with a broker licensed by the board. Among other requirements, the out-of-state broker must be licensed in good standing in another state. The bill prohibits a broker licensed by the board, who is a party to such a cooperative agreement, from acting on behalf of a broker who is not a party to the agreement. In addition, the bill provides that no person may pay an out-of-state broker for brokerage services unless the out-of-state broker is a party to such a cooperative agreement. Any person who violates the requirements created under the bill may be fined not more than \$5,000 for each violation.

Assembly Amendment 1 provides that each cooperative agreement entered into between a broker licensed in Wisconsin and an out-of-state broker may cover only one listing agreement. In addition, the amendment changes the penalty for each violation to the greater of the following:

- \$5,000;
- For a sales transaction, 1% of the purchase prices of the property; and
- For a lease or rental transaction, 1% of the total lease or rental value of the property.

Bill History

On February 6, 2014, the Assembly Committee on Housing and Real Estate voted to recommend adoption of Assembly Amendment 1, and passage of the bill, as amended, on votes of Ayes, 9; Noes, 0.

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