

1 State of Arkansas
2 88th General Assembly
3 Regular Session, 2011

A Bill

HOUSE BILL 2187

4
5 By: Representative Patterson
6 By: Senator Files

For An Act To Be Entitled

9 AN ACT TO REGULATE EXEMPTIONS OF THE REAL ESTATE
10 LICENSING LAW; AND FOR OTHER PURPOSES.

Subtitle

14 TO REGULATE EXEMPTIONS OF THE REAL ESTATE
15 LICENSING LAW.

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18 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

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20 SECTION 1. Arkansas Code § 17-42-104(a), concerning real estate
21 licensing exemptions, is amended to read as follows:

22 (a) ~~The provisions of this chapter shall~~ This chapter does not apply
23 to:

24 (1) ~~Any~~ A person not licensed under this chapter who performs
25 any of the acts described in § 17-42-103(12) with regard to the property
26 owned, leased, or purchased by him or her;

27 (2) An attorney in fact under a duly executed and recorded power
28 of attorney from the owner or lessor authorizing the final consummation by
29 performance of any contract for the sale, lease, or exchange of real estate,
30 provided that the attorney in fact ~~receives no~~ does not receive or have an
31 expectation of receiving a fee, commission, or other consideration ~~and has no~~
32 ~~expectation thereof~~, directly or indirectly, for performing ~~any such~~ the act;

33 (3) An attorney at law in the performance of his or her duties
34 as an attorney at law;

35 (4) ~~Any~~ A person acting as a receiver, trustee in bankruptcy,
36 administrator, executor, or guardian, or while acting under a court order or



1 under the authority of a will or of a trust instrument;

2 (5) ~~Any~~ A person acting as a resident manager when the resident
3 manager resides on the premises and is engaged in the leasing of real
4 property in connection with his or her employment;

5 (6) ~~Any~~ A person employed only at a salaried or hourly rate to
6 engage in the leasing of real property for or on behalf of a licensed
7 principal broker, the real estate firm of a licensed principal broker, or an
8 owner of real estate, if the person performs one (1) or more of the following
9 activities:

10 (A) ~~Delivery of~~ Delivering a lease application, lease, or
11 an amendment to a lease application or lease to any person;

12 (B) Receiving a lease application, lease, or an amendment
13 to a lease application for delivery to the principal broker, real estate
14 firm, or owner;

15 (C) Receiving a security deposit, rental payment, or any
16 related payment for delivery to and made payable to the principal broker,
17 real estate firm, or owner;

18 (D) Acting under the direct written instructions of the
19 principal broker, real estate firm, or owner:

20 (i) Showing a rental unit to any person; or

21 (ii) Assisting in the execution of a preprinted
22 lease or rental agreement containing terms established by the principal
23 broker, real estate firm, or owner; or

24 (E) Conveying information prepared by the principal
25 broker, real estate firm, or owner about a lease application, lease, the
26 status of a security deposit, or the payment of rent to or from any person;

27 (7) ~~Any~~ An officer or employee of a federal agency or state
28 government, or any political subdivision ~~thereof~~, in the performance or
29 conduct of his or her official duties;

30 (8) ~~Any~~ A multiple listing service wholly owned by a nonprofit
31 organization or association of real estate licensees; or

32 (9) An officer of a corporation, a general partner of a
33 partnership, or a person employed only at a salaried or hourly rate by a
34 corporation, partnership, limited liability company, limited partnership,
35 limited liability partnership, or other business entity ~~or a general partner~~
36 ~~of a partnership~~ acting with respect to real property owned or leased by the

1 ~~corporation or partnership~~ entity or an affiliated entity under common
 2 ownership, or in connection with the proposed purchase, sale, rental, or
 3 leasing of real property by the ~~corporation or partnership~~ entity or
 4 affiliate, ~~provided that such~~ if the:

5 (A) acts ~~Acts~~ are not performed by the officer, employee,
 6 or partner for or in expectation of special compensation ~~and provided further~~
 7 ~~that such acts are not performed as a vocation of the officer or partner.;~~

8 (B) Primary business activity of both the entity and
 9 affiliated entity that owns or acquires the real estate is not real estate
 10 related; and

11 (C) Officer, general partner, or employee is not providing
 12 real estate services to or on behalf of more than one (1) entity or
 13 affiliated entity.

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