

MINUTES

A meeting of the Alabama Real Estate Commission was held August 23, 2017, at the offices of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama. The purpose of the meeting was to discuss a number of issues pertinent to the practice of real estate and the protection of the public interest and to consider any statutory changes and additions indicated.

Those present were Chairman Bill Watts, Vice Chairman Steve Cawthon, Commissioners Reid Cummings, Cindy Denney, Carole Harrison, Clif Miller, Vaughn Poe, Danny Sharp and Nancy Wright; Executive Director Patricia Anderson and Assistant Executive Director Teresa Hoffman. Other staff members in attendance for all or part of the meeting were Education Director Ryan Adair; General Counsel Chris Booth; and Assistant General Counsel Mandy Lynn. All members of the Alabama Association of Realtors' (AAR) Executive Officers, Senior Staff, and the President's Advisory Group (PAG) on Professionalism were invited and four PAG members attended. They were Carol Andrews from Montgomery, Ginny Brandau from Huntsville, Sandra Nickel from Montgomery, and Annie Powell from Mobile. Also in attendance was the Alabama Association of REALTORS® Advocacy and Policy Manager, Emily Marsh.

The meeting, having been duly noticed according to the Alabama Open Meetings Act, was called to order at 10:00 a.m. and a quorum was declared.

Chairman Watts recognized all in attendance and reviewed the Agenda. Mr. Watts noted that all input was welcome and hoped everyone would share their thoughts and ideas freely. He invited all to stay for as long and as much of the agenda as they chose.

Executive Director Patricia Anderson welcomed everyone as well and opened the discussion of education issues and the AAR PAG's suggested recommendations to increase professionalism among real estate licensees. Particular areas of concern were identified, various approaches were examined and implementation considerations were discussed giving the Commission some excellent insight into courses of action to explore.

The group then discussed issues related to regulating various aspects of the property management industry. A survey of the six jurisdictions that have a separate property management license was reviewed. It was the consensus that creating a specialty license was not the manner in which the Commission wished to address challenges in this area. Proposed language to add to the statute was reviewed.

Services offered to the public by various national entities were discussed and the concern that these entities may be engaging in activities requiring a license was explored. It was determined that further research into these businesses and those similar should be conducted.

"Coming soon" advertising was discussed and material prepared by the General Counsel was reviewed. His thoughts in this regard were considered and an article he has written was shared. Counsel has asked Commissioners to give further consideration to his position on proper handling of "coming soon" advertising and to get back to him with their input so he knows how to advise licensees in this regard.

Recommended changes to the License Law were reviewed and language crafted. These changes will be put into a cleaner copy for Commissioners to look at prior to legislation being drafted. Determinations as to what changes to move forward for the 2018 Session will be made at a future meeting.

The meeting was adjourned at 4:00 p.m.

Bill Watts, Chairman

Teresa Hoffman, Recording Secretary