

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
REAL ESTATE COMMISSION
FINAL
MEETING MINUTES
NOVEMBER 2, 2022**

The meeting was called to order by Chairman Castonguay at 9:02 A.M. via ZOOM Webinar.

Commission Members Present: Joseph B. Castonguay, Acting Chairman, Broker- 2nd District
Morag Vance, Public Member-4th District
Peter L. Gray, Broker- 4th District
Sharon Rinaldi, Salesperson- 1st District
Linda C. Burnham, Salesperson- 2nd District
Theodore F. Ells, Public Member- 3rd District

Commission Members Absent: Amy Bergquist, Broker- 1st District

Commission Vacancies: Public Member (1)

Commission Counsel Present: None

DCP Staff Present: Ryan Burns, Staff Attorney
Ben Paholke, Staff Attorney
Pamela Brown, Investigations Director
Mimi Syharat- Long, Real Estate Examiner
Jill Conklin, Real Estate Examiner
Shannon Rivera, License and Applications Analyst

Public Present: Cindy Butts
Kristin Haseney
Brenda Milhomme
Linda Andrikis
Shanielle Copeland
James Heckman
Teresa Sirico
Abby Hayward

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Investigations Division. For more information, refer to DCP Agency website: www.ct.gov/dcp

MINUTES OF PREVIOUS MEETING

Commissioner Vance moved to approve the August 3, 2022 Meeting Minutes along with Special Meeting Minutes from September 8 and 22, 2022. Commissioner Rinaldi seconded the motion. Abstentions from Commissioners Burnham and Ells for the September 22, 2022 meeting due to their absence.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

DCP INVESTIGATIONS DIVISION

None

DCP LEGAL DIVISION

1. License hold status- Shanielle L. Copeland.

Chairman Castonguay informed Ms. Copeland, once her license is put on hold, she will be required to take the CE Courses for the two-year period in which she decides to reinstate it. Commissioner Ells moved to approve. Commission Vance seconded the motion.

OLD BUSINESS

Real Estate Legislation Review

1. Section 1. (*Effective April 1, 2024*) Section 20-311 of the general statutes is repealed and the following substituted in lieu thereof:

Sec. 20-311. Definitions

-(28)"Residential real property" means one to four-family residential real estate located in this state, including cooperatives and condominiums where the total number of units in the cooperative or condominium does not exceed four.

Chairman Castonguay requested the removal of this item as it has already been concluded in the previous meeting, no further action required.

2. Section 7. (NEW) (Effective April 1, 2024):
Sec. 20-312d. Agreement required for showing property.

Before a real estate broker or sales person may show a property for sale, such broker or salesperson shall either: (1) have a written buyer representation agreement with the person to whom the property is being shown that empowers the broker or salesperson to act as their agent, or (2) have a written listing agreement with the seller of the property to be shown and provide the prospective purchaser with a written disclosure of representation pursuant section 20-325d of the general statutes.

A discussion regarding clarification for the definition of a “showing/ show” was initiated by Commissioner Bergquist as well as buyer agency agreements required when making offers for buyers. Cindy Butts and Commissioner Gray contributed concerns regarding this matter. Commissioner Bergquist also requested subsection (2) to include acting agents of brokers. Revisions discussed will be made by the Legal Division for final review and approval.

Chairman Castonguay requested the removal of this item as it has already been concluded in the previous meeting, no further action required.

NEW BUSINESS

1. Clarification for the definition of “electronic” in relation to schools and courses to determine whether live- online, video, or PDF is acceptable.

Attorney Burns stated the issue has already been addressed in the proposed legislation. The Board will be informed of the results once it goes to The Committee.

2. Continuing Education- 2023- 2024 Mandatory Course- Slide show review.

Commissioner Vance moved to approve the 2023- 2024 Mandatory Course. Commissioner Ells seconded the motion.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURN

It was moved to adjourn the meeting by Chairman Castonguay at 9:17 a.m.

Respectfully submitted,

Shannon M. Rivera

License and Applications Analyst

Board Coordinator, DCP

2023 CURRENT BOARD MEETING SCHEDULE

February 1

May 3

August 2

November 1