



# UTAH STATE SENATE

UTAH STATE CAPITOL COMPLEX • WEST OFFICE BUILDING, SUITE W115  
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February 1, 2007

Mr. President:

The Business and Labor Committee reports a favorable recommendation on **S.B. 199**, DIVISION OF REAL ESTATE AND RELATED AMENDMENTS, by Senator S. Killpack, with the following amendments and recommends it be considered read for the second time and placed on the Consent Calendar.

1. *Page 1, Lines 13 through 14:*

13       ▶ addresses when the Real Estate Commission may hold administrative hearings  
14       related to violations of the real estate chapter;

▶ provides an exemption from licensure for certain Department of Transportation employees;

2. *Page 2, Lines 52 through 53:*

52       57-11-17, as enacted by Chapter 158, Laws of Utah 1973  
61-2-3, as last amended by Chapter 198, Laws of Utah 2006  
53       61-2-5.5, as last amended by Chapter 198, Laws of Utah 2006

3. *Page 3, Lines 81 through 82:*

81       61-2c-510, as enacted by Chapter 297, Laws of Utah 2004

ENACTS:  
72-5-116, Utah Code Annotated 1953

82       REPEALS:

Bill Number



SB0199

Action Class



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Action Code



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4. Page 5, Lines 131 through 132:

131 lands to waive compliance with this ~~[act]~~ chapter or any rule or order under it is void.

**Section 2. Section 61-2-3 is amended to read:**

**61-2-3. Exempt persons and transactions.**

(1) (a) Except as provided in Subsection (1)(b), a license under this chapter is not required for:

(i) any person who as owner or lessor performs the acts described in Subsection 61-2-2 (12) with reference to property owned or leased by that person;

(ii) a regular salaried employee of the owner or lessor of real estate who, with reference to nonresidential real estate owned or leased by the employer, performs the acts enumerated in Subsections 61-2-2(12)(a) and (b);

(iii) a regular salaried employee of the owner of real estate who performs property management services with reference to real estate owned by the employer, except that the employee may only manage property for one employer;

(iv) a person who performs property management services for the apartments at which that person resides in exchange for free or reduced rent on that person's apartment;

(v) a regular salaried employee of a condominium homeowners' association who manages real property subject to the declaration of condominium that established the homeowners' association, except that the employee may only manage property for one condominium homeowners' association; and

(vi) a regular salaried employee of a licensed property management company who performs support services, as prescribed by rule, for the property management company.

(b) Subsection (1)(a) does not exempt from licensing:

(i) ~~{employees}~~ **an employee** engaged in the sale of properties regulated under:

(A) Title 57, Chapter 11, Utah Uniform Land Sales Practices Act; and

(B) Title 57, Chapter 19, Timeshare and Camp Resort Act;

(ii) ~~{employees}~~ **an employee** engaged in the sale of cooperative interests regulated under Title 57, Chapter 23, Real Estate Cooperative Marketing Act; or

(iii) any person whose interest as an owner or lessor ~~{was}~~ **is** obtained by that person or transferred to that person for the purpose of evading the application of this chapter, and not for any other legitimate business reason.

(2) A license under this chapter is not required for:

(a) **an** isolated ~~{transactions}~~ **transaction** by ~~{persons}~~ **a**

person holding a duly executed power of attorney from the owner;

(b) services rendered by an attorney ~~{at law}~~ in performing the ~~{attorney at law's}~~ attorney's duties as an attorney ~~{at law}~~ ;

(c) a receiver, trustee in bankruptcy, administrator, executor, or any person acting under order of any court;

(d) a trustee or ~~{its employees}~~ employee of a trustee under a deed of trust or a will; ~~{or}~~

(e) any public utility, ~~{its officers}~~ officer of a public utility , or regular salaried ~~{employees}~~ employee of a public utility , unless performance of any of the acts set out in Subsection 61-2-2(12) is in connection with the sale, purchase, lease, or other disposition of real estate or investment in real estate unrelated to the principal business activity of that public utility ; or

(f) a regular salaried employee of the Department of Transportation when performing an act on behalf of the Department of Transportation in connection with one or more of the following:

(i) the acquisition of real property pursuant to Section 72-5-103;

(ii) the disposal of real property pursuant to Section 72-5-111; or

(iii) services that constitute property management .

(3) A license under this chapter is not required for any person registered to act as a broker-dealer, agent, or investment advisor under the Utah and federal securities laws in the sale or the offer for sale of real estate if:

(a) (i) the real estate is a necessary element of a "security" as that term is defined by the Securities Act of 1933 and the Securities Exchange Act of 1934; and

(ii) the security is registered for sale:

(A) pursuant to the Securities Act of 1933; or

(B) by Title 61, Chapter 1, Utah Uniform Securities Act; or

(b) (i) it is a transaction in a security for which a Form D, described in 17 C.F.R. Sec. 239.500, has been filed with the Securities and Exchange Commission pursuant to Regulation D, Rule 506, 17 C.F.R. Sec. 230.506; and

(ii) the selling agent and the purchaser are not residents of this state.

132 Section 2. Section **61-2-5.5** is amended to read:

5. Page 57, Lines 1750 through 1751:

1750 ~~{(b)}~~ (ii) applicants for licensure.

- = Section 31. Section 72-5-116 is enacted to read:
- = 72-5-116. Exemption from state licensure.  
An employee of the department when engaging in an act on behalf of the  
department related to one or more of the following is exempt from licensure under  
Title 61, Chapter 2, Division of Real Estate:
  - (1) acquiring real property pursuant to Section 72-5-103;
  - (2) disposing of real property pursuant to Section 72-5-111; or
  - (3) providing services that constitute property management, as defined in Section  
61-2-2.

1751 Section 31. Repealer.

**Renumber remaining sections accordingly.**

Respectfully,

Kevin T. VanTassell  
Committee Chair

Voting: 4-0-3

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