



**Matthew G. Bevin**  
Governor

**K. Gail Russell, Acting Secretary**  
Public Protection Cabinet

**H.E. Corder II, Executive Director**  
Kentucky Real Estate Authority

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**Authority Boards**  
Kentucky Real Estate Commission  
Kentucky Real Estate Appraisers Board  
Kentucky Board of Auctioneers  
Kentucky Board of Home Inspectors

**Heather L. Becker, General Counsel**  
Kentucky Real Estate Authority

**\*SPECIAL MEETING\***

**Kentucky Real Estate Commission  
COMMITTEE MEETING**

**Meeting Minutes**  
**December 4, 2018**

**Committee Members**

Joe Hayden

**KREA Staff**

Heather L. Becker, General Counsel  
Hannah Carlin, KREC Education Coordinator  
Nick Van Over, KREC Licensing Coordinator

**Guests Present**

Rene Rogers  
Larry Disney  
Sha Fister  
Rhonda Richardson

Commissioner Hayden called the special committee meeting of the Kentucky Real Estate Commission to order, at 1:03 PM on Tuesday, December 4, 2018 at the Real Estate Commission's Conference Room, located at 656 Chamberlin Avenue, Suite B in Frankfort, Kentucky 40601.

**Regulatory Review Discussion**

Commissioner Hayden and staff began discussion with the Licensing regulation, and Commissioner Hayden asked the staff for input. Nick Van Over mentioned that the KREC needs to state that a background check is only valid for 90 days. Hannah Carlin mentioned needing to convert all instruction hours to academic credit hours to be consistent with statute.



Commissioner Hayden discussed a discrepancy with broker licensing and education and indicated that the statute requires 336 instruction hours or 21 academic credit hours to obtain a broker license. To accomplish this, the 96 hours of sales associate pre-licensing will no longer count toward the required education for a broker's license. The Committee received public comment on defining the elective hours and indicated that a definition or criteria will have to be drafted.

The Committee then turned to discussion of criminal history review and contemplated limiting mandatory investigations to a felony conviction within 10 years and misdemeanor conviction within 5 years. They stated that it needs to be made clear that the background check must be requested prior to sitting for the examination and limit the circumstances in which the optional affidavit for licensure may be used.

The Committee discussed the merits of making renewals tied to licensee birthdates.

Regarding CE and PLE delinquency, the Committee discussed removing the delinquency plan concept but ultimately decided it is necessary, but it needs to be more strict.

Also discussed, was the revision of the regulation regarding escrowed licensees and the education that they have to do to become current. The Committee suggested requiring the current year's education obligation as well as any overdue education. This is to disincentive escrowing a license at the end of the year to avoid completing CE each year and to avoid the CE fine.

The Committee discussed linking renewal and education and discussed the need to be strict with education providers regarding submitting class rosters and certificates to prevent cancellation at no fault of the licensee.

The meeting had to be called to a close, and more formal discussion of the education regulation revision was tabled for a later date.

### **Next Meeting**

The next meeting of the Kentucky Real Estate Commission will be a special held Committee meeting on Thursday, December 6, 2018 at 8:00 AM at the Kentucky Real Estate Authority, 656 Chamberlin Avenue, Suite B, Frankfort, KY 40601.

The next regular meeting of the Kentucky Real Estate Commission is December 13, 2018 at 9:00 AM.

### **Meeting Adjournment**

Commissioner Hayden adjourned the meeting at 5:42 PM.