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VOTING COMMISSIONERS
Lois Ann Disponett, Chair
Billy Joe Beckham, Smiths Grove
Shirley W. Wiseman, Lexington
Joseph Hayden, Louisville
Steve K. Cline, Bowling Green

NON-VOTING COMMISSIONERS
Tom Waldrop, Mayfield

SPECIAL MEETING
Kentucky Real Estate Commission
MEETING MINUTES
March 8, 2019

** Meeting occurred in Room #180 and included a via video teleconference pursuant to KRS 61.826**

Commission Members Present

Lois Ann Disponett, via video teleconference
Joe Hayden

KREA Staff

Heather L. Becker, General Counsel
Maryellen Mullikin, KREC Licensing Coordinator
Hannah Carlin, KREC Education Coordinator, via video teleconference
Shannon Buzard, Board Administrator

Guests Present

Stacy Durbin, Semonin Realtors
Greg Taylor, Semonin Realtors
Lisa Stephenson, GLAR

A special meeting of the Kentucky Real Estate Commission was called to order by Commissioner Joe Hayden at 9:26am on March 8, 2019. Guests in attendance were introduced and welcomed. Roll call was taken and a quorum was present.

Public Comments

The public audience in attendance participated with brief comments, questions, and suggestions. Input was received throughout the meeting regarding 201 KAR 11:210 - Licensing and 201 KAR 11:011 – Definitions.

Regulatory Review Discussion

Commissioner Joe Hayden began discussion regarding proposed legislation for 201 KAR 11:210 - Licensing and 201 KAR 11:011 – Definitions by stating the specific goals being the following:

- Incorporate the online services functionality
- Clarify license types for pre- license terminology
- Clarify and improve fees and fee schedule
- Modify and improve delinquency plans for education
- Finalize the process of triggers for license cancelation



Discussion of 201 KAR 11:210 included all sections with changes and corrections being established for recommendation by KREC Commissioners, with the assistance of legal guidance of the KREA General Counsel and members of the public in attendance.

Commissioner Hayden and the licensing coordinator addressed adjustments to the online services requirements. General Counsel Becker addressed current statute regarding licensee address/contact information requirements with the goal of holding licensee accountable to the statute through the regulation changes. (Licensee shall create online services account, update address, two electronic address)

Commissioner Hayden highlighted the need to amend the fees, as affected by the biennial changes in HB 436, throughout the regulation draft.

Commissioner Hayden and the education coordinator addressed and clarified the education credit hours for sales associates and broker licensing.

No changes were recommended to the license recognition portion, but Commissioner Hayden and the licensing and education coordinators did discuss the need to include an instructional guide to approval letter after licensed.

Background checks will no longer be valid after 90 days. Commissioner Hayden discussed revising the disqualifying or mandatory investigation fields for felonies and misdemeanors, including reductions to the time periods in which investigation is mandatory.

To comply with HB 436, conforming changes to licensing terminology will have to be made. Commissioner Hayden directed counsel to redefine “escrow” to “inactive” when it relates to a license status.

The Commissioners discussed the renewal date and decided to recommend maintaining current dates. The licensing coordinator recommended that licensees be prohibited from making changes on the online services portal without updating/confirming current contact information. This will help to encourage use of online services to achieve quicker processing.

Extensive discussion was held regarding continuing education and delinquency processes. Commissioner Hayden recommending maintaining current due dates with modifications for administrative processes. To conform with HB 436, new CE requirement of 12 hours can be completed in same year and can roll over to complete the biennial requirements.

The education coordinator discussed adding additional broker skills courses. Education compliance dates and delinquency plans were clearly established for CE and PLE, including cancellation dates and processes.

Before finalizing the committee meeting, Commissioner Hayden and General Counsel Becker referred back to audience for participation of any further comments, suggestions, questions or concerns in the finalized product of 201 KAR 11:210 - Licensing and 201 KAR 11:011 – Definitions. Having no further discussion, Commissioner Hayden stated all the goals of the agenda for this meeting appeared to be met.

There was no further changes or discussion on 201 KAR 11:011 – Definitions.

Next Meeting

The next scheduled special meeting is Tuesday, March 12, 2019 at 9am to discuss education and definitions.

Meeting Adjournment

Commissioner Disponett moved to adjourn meeting. Meeting adjourned at 12:13pm, March 8, 2019.