

## Commission Meeting News

Key reports, issues, and decisions of interest to licensees and/or the public are reported here from the most recent Commission meetings:

### Commission Meeting of May, 2017

**Pending Cases:** The Commission, following hearings, permanently revoked three licenses, revoked one license, summarily suspended three licenses pending hearings, and approved payment from the Real Estate Education and Recovery Fund of \$2,580 to one claimant due to the misconduct of Howard R. Ervin, a North Carolina real estate broker, and immediately suspended the broker license of Mr. Ervin, and \$2,503 to one claimant; entered into consent agreements to revoke three licenses, suspend eight licenses, and reprimand one licensee; ordered 11 hearings; approved the issuance of 10 broker licenses on provisional status under certain conditions; and reconsidered and rescinded its previous decision to order a hearing and instead closed its case without action.

**Election of Commission Officers:** The Commission elected Robert J. Ramseur, Jr., of Raleigh, Chair, and Anna Gregory Wagoner, of Winston-Salem, Vice Chair, for the period August 1, 2017 to July 31, 2018.

**Legislative Report:** The Commission reviewed the Legislative Report and voted unanimously to oppose House Bill 865 - Community Association Property Management Act.

**Duty of Vacation Rental Manager to Disclose Tenant Information:** Staff confirmed that a vacation rental manager has a duty to disclose tenant information to the property owner.

**New Instructor Seminar:** The Commission approved for the period July, 2017 - June 20, 2018, renewal of its contract with Vicki Ferneyhough to assist in instructing the *New Instructor Seminar*.

**Broker-in-Charge Course Instructors:** The Commission approved renewal of its contracts with Anne Rasheed and Kim Stotesbury to co-teach with staff the *Broker-in-Charge Course*.

**2018 Real Estate Educators Conference Budget:** The Commission approved the projected budget for the proposed 2018 *Real Estate Educators Conference* and set the fees as follows:

- Exhibitor \$125
- 2-Day \$100
- 1st Day Only \$75
- 2nd Day Only \$65

**Schweidler Memorial, Little Memorial, and Fisher Scholarships:** The Commission voted to award the Joe Schweidler Memorial Scholarship and the Blanton Little Memorial Scholarship to recipients named by the NC REALTORS<sup>®</sup>, and the Phillip T. Fisher Scholarship to a recipient named by the NC REALTORS<sup>®</sup> Council of Residential Specialists, each based on merit and each in the amount of \$400 for tuition and fees.

**License Applications Involving Character Issues:** Applications for licenses from persons who have character issues such as prior criminal convictions or disciplinary action by another licensing board are separately reviewed by the Commission. Decisions are made based upon criminal background checks, information supplied by the applicant, and in-person interviews. Total candidates reviewed: 33; total approved: 25.

**Continuing Education:** The Commission approved one new Update Course instructor application, one new Update Course sponsor, one new elective course, and six previously approved elective courses to be offered by other sponsors. As of April 30, 2017, there were 176 approved sponsors.

**April License Examination Results:** The Commission reviewed and discussed the *License Examination Results Summaries* setting out the passing rates for the license examination for the May 2016 – April 2017 period. A summary of key data relating to persons taking the examination for the first time is provided below:

|                         | Individuals Tested for the First Time |                             |                                 |                             |
|-------------------------|---------------------------------------|-----------------------------|---------------------------------|-----------------------------|
|                         | Took prelicense course                |                             | Hold license from another state |                             |
|                         | April 2017                            | May 2016 through April 2017 | April 2017                      | May 2016 through April 2017 |
| # Tested                | 675                                   | 6417                        | 68                              | 743                         |
| % Pass both sections    | 63%                                   | 59%                         | N/A                             | N/A                         |
| % Pass National section | 85%                                   | 82%                         | N/A                             | N/A                         |
| % Pass State section    | 67%                                   | 62%                         | 28%                             | 32%                         |

**Report on OLB Seminar; Commission Members as Employees:** The Commission reviewed a report of a seminar for representatives of occupational licensing boards which indicated that participants were informed of further consideration being given to the prior directive that Commission members be treated as employees for IRS purposes, with an opinion pending from the Office of the State Auditor.

**Emerging Trends:** The Commission discussed (1) UpNest.com; (2) buyer agents hosting open houses, and (3) wholesaling, aka equitable interest sale, and noted that the first entirely electronic closing occurred recently in Hickory, North Carolina.

**Report on License Numbers:** The Commission was advised that as of May 1, 2017, the Commission has 101,572 brokers and firms, as follows:

- Active Brokers 63,466
- Active Provisional Brokers 7,447
- Inactive Brokers 26,377
- Inactive Provisional Brokers 6,288
- Firms 11,729
- Brokers-in-Charge 16,500
- BIC-Eligible Brokers 2,036

**Next Commission Meeting:** The next Commission meeting will be held at 9:00 a.m., Wednesday, June 14, 2017, at Raleigh, North Carolina and is open to the public.