

1 AN ACT relating to the licensing of real estate brokers.

2 ***Be it enacted by the General Assembly of the Commonwealth of Kentucky:***

3 ➔Section 1. KRS 324.020 is amended to read as follows:

- 4 (1) It shall be unlawful for any person who is not licensed as a real estate broker or
5 sales associate to hold himself or herself out to the public as a real estate broker or
6 sales associate or use any terms, titles, or abbreviations which express, infer, or
7 imply that he or she~~the person~~ is licensed as a real estate broker or sales associate.
- 8 (2) No person shall practice real estate brokerage with respect to real estate located in
9 this state unless:
- 10 (a) The person holds a license to practice real estate brokerage under this chapter;
11 or
- 12 (b) The person has complied with KRS 324.235 to 324.238.
- 13 (3) A licensee who is an owner or a builder-developer shall comply with the provisions
14 of this chapter and the administrative regulations applying to real estate brokers and
15 sales associates.
- 16 (4) No broker shall split fees with or compensate any person who is not licensed to
17 perform any of the acts regulated by this chapter, except that a broker may:
- 18 (a) Pay a referral fee to a broker licensed outside of Kentucky for referring a
19 client to the Kentucky broker;
- 20 (b) Pay a commission or other compensation to a broker licensed outside of
21 Kentucky in compliance with KRS 324.235 to 324.238; or
- 22 (c) Pay a licensed auctioneer for services rendered in cases where an auctioneer
23 and real estate broker collaborate in the conduct of a sale of real estate at
24 auction.
- 25 (5) Except as authorized in KRS 324.112(1) and 324.425, no sales associate shall
26 supervise another licensed sales associate or manage a real estate brokerage office.
- 27 (6) The Kentucky Real Estate Commission may seek and obtain injunctive relief

1 against any individual acting in violation of this chapter by filing a civil action in
2 the Circuit Court where the commission is located or where the unlawful activity
3 took place.