

By Mr. DiPaola of Malden, petition of James V. DiPaola for legislation to further regulate the licensing of real estate brokers and salesmen. Government Regulations.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety-Five.

AN ACT RELATIVE TO THE FURTHER REGULATION OF REAL ESTATE BROKERS AND SALESMEN.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Section 87SS of Chapter 112 of the General Laws,
2 as most recently amended by Chapter 72 of the Acts of 1982, is
3 hereby amended by striking out in the first sentence of the second
4 paragraph the words "twenty-four (24) classroom hours of instruc-
5 tion:" and inserting in place thereof, the words "forty-five (45)
6 classroom hours of instruction on state and federal fair housing laws
7 and principles; at least five (5) hours of instruction in consumer pro-
8 tection issues and disclosure requirements; at least three (3) hours of
9 instruction in the rules and regulations of the Board of Registration
10 of Real Estate Brokers and Salesmen; and at least three (3) hours of
11 instruction in agency duties and principles."

12 Said Section 87SS of Chapter 112 of the General Laws, as most
13 recently amended by Chapter 72 of the Acts of 1982, is further
14 amended by striking out in the first sentence of the second para-
15 graph by striking out in the first sentence of the second paragraph
16 the words "provided, however, that applicants having successfully
17 completed a course in real estate property while enrolled in an
18 accredited law school in the Commonwealth may also take such
19 examination."

20 Said Section 87SS of Chapter 112 of the General Laws, as most
21 recently amended by Chapter 72 of the Acts of 1982, is further
22 amended by striking out in the second sentence of the second para-
23 graph the words "thirty (30) classroom hours of instruction:" and

24 inserting in place thereof, the words “sixty (60) classroom hours of
25 instruction which shall include: at least five (5) hours of instruction
26 in state and federal housing laws and principles, at least five (5)
27 hours of instruction in consumer protection issues and disclosure
28 requirements; at least four (4) hours of instruction in the rules and
29 regulations of the Board of Registration of Real Estate Brokers and
30 Salesmen; and, at least four (4) hours of instruction in agency duties
31 and principles.”

1 SECTION 2. Section 87TT of Chapter 112 of the General Laws,
2 as most recently amended by Chapter 572 of the Acts of 1980, is
3 hereby amended by striking out in the third paragraph the words
4 “one thousand dollars” and inserting in place thereof, the words
5 “five thousand dollars”.

6 The effective date of the foregoing amendment to Section 87TT
7 shall be January 1, 1995.

1 SECTION 3. Section 87AAA of Chapter 112 of the General
2 Laws, as most recently amended by Chapter 536 of the Acts
3 of 1973, is hereby amended by adding the following to sub-
4 part (d):— “except that a broker or salesman may continue to hold
5 any such moneys in accordance with the mutual instructions of all
6 parties who may be entitled thereto.”

7 Section 87AAA of Chapter 112 of the General Laws, as most
8 recently amended by Chapter 536 of the Acts of 1973, is further
9 amended by striking out in subpart (k) of the second sentence the
10 word “residential” in each place where it appears.

1 SECTION 4. Section 87CCC of Chapter 112 of the General Laws
2 is hereby amended by striking the words “five hundred dollars”, and
3 inserting in place thereof the words “two thousand dollars.”

1 SECTION 5. Section eighty-seven DDD of Chapter one hundred
2 and twelve of the General Laws is hereby repealed.