

HOUSE RESEARCH

Bill Summary

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Overview

This is the department of commerce housekeeping bill. It deals with a variety of technical and minor substantive amendments to laws administered by the department. The subject areas are real estate professionals, cosmetologists, the real estate recovery fund, and uniform conveyancing forms.

Section

- 1 **Limited broker's license.** Provides that the authority to negotiate loans of a person holding a limited real estate broker's license does not extend to "residential mortgage loans." This is apparently a reference to "residential mortgage loans" as defined in chapter 58.
- 2 **Instruction; new licenses.** Eliminates language, relating to continuing education required for newly licensed real estate salespersons, that is being moved into the following section of this bill. Permits applicants for real estate broker's licenses to complete their required education within the 12 months preceding the application, rather than within the six months preceding the application.
- 3 **Continuing education.** Restores requirement of continuing education for newly-licensed real estate salespersons, being moved here from the preceding section of this bill. Eliminates obsolete language, relating to timing of real estate license renewals.
- 4 **License renewals.** Increases from four hours to seven hours the number of hours of real estate appraiser continuing education that must be devoted to laws or regulations on standards of professional practice. This does not change the total number of hours required, just the number devoted to this topic.
- 5 **Classification of services.** Streamlines language. Provides that real estate appraisals may be "limited appraisals," which are known as "drive-bys." Requires that appraisals comply with uniform standards.
- 6 **Licensed salon.** Defines "salon" as one licensed in Minnesota. This refers to a cosmetology

salon.

- 7 **Licensed school.** Defines "school" as one licensed in Minnesota. This refers to a cosmetology school.
- 8 **Reciprocal licenses.** Permits reciprocal licenses for cosmetologists, manicurists, and estheticians from other states if they meet certain requirements, even if Minnesota does not have a reciprocal licensing requirement with the state in which the person is licensed. (An esthetician performs cosmetic care of the skin.)
- 9 **Limitation.** Provides that the real estate recovery fund does not pay subrogation claims made by insurers or sureties or claims based on a contract with a prior owner, unless a court judgment has been rendered on a breach of a statutory warranty.
- 10 **Condominiums or townhouses.** Permits claims against the real estate recovery fund by owners or lessees of townhouses and condos, without regard to the number of other units in the building.
- 11 **Forms approved; amendments.** Provides that the department of commerce may promulgate uniform real estate conveyancing forms by order, rather than by rule.
- 12 **Effective dates.** Provides various effective dates.