

2013 Senate Bill 208 (LRB -2387)

An Act to amend 452.09 (3) (d); and to create 452.09 (4) of the statutes; relating to: experience requirements for real estate brokers and granting rule-making authority.

2013

- 06-05. S. Introduced by Senators **Gudex, Erpenbach, Schultz, Kedzie, Cowles, L. Taylor and Shilling**; cosponsored by Representatives **Steineke, Spiros, Bewley, Ohnstad, Knudson, Riemer and Krug**. ..... 246
- 06-05. S. Read first time and referred to Energy, Consumer Protection, and Government Reform ..... 246
- 09-24. S. Senate Amendment 1 offered by Senator Gudex (**LRB a0863**) ..... 375
- 10-16. S. Public hearing held
- 10-16. S. Executive action taken
- 10-16. S. Report adoption of Senate Amendment 1 recommended by Energy, Consumer Protection, and Government Reform, Ayes 5, Noes 0 ..... 426
- 10-16. S. Report passage as amended recommended by Energy, Consumer Protection, and Government Reform, Ayes 5, Noes 0 ..... 426
- 10-16. S. Available for scheduling
- 11-04. S. Placed on calendar 11-5-2013 pursuant to Senate Rule 18(1) ..... 455
- 11-05. S. Read a second time ..... 461
- 11-05. S. Senate Amendment 1 **adopted** ..... 461
- 11-05. S. Ordered to a third reading ..... 461
- 11-05. S. Rules suspended ..... 461
- 11-05. S. Read a third time and **passed** ..... 461
- 11-05. S. Ordered immediately messaged ..... 463
- 11-05. A. Received from Senate ..... 416
- 11-07. A. Read first time and referred to committee on Rules ..... 423
- 11-07. A. Placed on calendar 11-12-2013 by Committee on Rules
- 11-11. A. Assembly Substitute Amendment 1 offered by Representatives Nass and Steineke (**LRB s0183**) ..... 427
- 11-12. A. Rules suspended to withdraw from calendar of 11-12-2013 and take up ..... 433
- 11-12. A. Read a second time ..... 433
- 11-12. A. Assembly Substitute Amendment 1 **adopted** ..... 433
- 11-12. A. Ordered to a third reading ..... 433
- 11-12. A. Rules suspended ..... 433
- 11-12. A. Read a third time and **concurred in** as amended, Ayes 94, Noes 0 ..... 433
- 11-12. A. Representative Wright added as a cosponsor ..... 433
- 11-12. A. Ordered immediately messaged ..... 433
- 11-13. S. Received from Assembly amended and concurred in as amended, Assembly Substitute Amendment 1 adopted ..... 494
- 11-13. S. Available for scheduling

2014

- 01-13. S. Placed on calendar 1-14-2014 pursuant to Senate Rule 18(1) ..... 563
- 01-14. S. Assembly Substitute Amendment 1 **concurred in**
- 01-14. S. Action ordered immediately messaged

2013

ENROLLED BILL

13en S B-208

ADOPTED DOCUMENTS:

Orig  Engr  A SubAmdt 1 13 SD183/1

Amendments to above (if none, write "NONE"): None

Corrections - show date (if none, write "NONE"): None

Topic Rel

1-16-14 J. Miller

Date

Enrolling Drafter



State of Wisconsin  
2013 - 2014 LEGISLATURE



LRBs0183/1  
MPG:sac:jf

ASSEMBLY SUBSTITUTE AMENDMENT 1,  
TO SENATE BILL 208

November 11, 2013 – Offered by Representatives NASS and STEINEKE.

1 AN ACT *to amend* 452.09 (3) (d); and *to create* 452.09 (4) of the statutes;  
2 relating to: experience requirements for real estate brokers and granting  
3 rule-making authority.

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

4 SECTION 1. 452.09 (3) (d) of the statutes is amended to read:

5 452.09 (3) (d) Except as provided under s. 452.12 (2) or in a reciprocal  
6 agreement under s. 452.05 (3), the board may not grant a broker's license to an  
7 applicant who does not hold a salesperson's license unless the applicant passes the  
8 salesperson's examination and the broker's examination and meets the  
9 requirements under sub. (4).

10 SECTION 2. 452.09 (4) of the statutes is created to read:

11 452.09 (4) EXPERIENCE REQUIREMENTS FOR BROKER'S LICENSE APPLICANTS. (a) 1.

12 An applicant for a broker's license who is an individual shall submit to the board

1 evidence satisfactory to the board that the applicant has practiced as a licensed  
2 salesperson under the direct supervision of a licensed broker for at least 2 years  
3 within the last 4 years preceding the date of the applicant's application for a broker's  
4 license, excluding any time the applicant spent in an apprenticeship under sub. (5).

5 2. Except as provided under pars. (b) to (e), the board may not accept evidence  
6 as satisfactory under subd. 1. unless the evidence demonstrates that the applicant's  
7 experience as a licensed salesperson qualifies the applicant for a total of at least 40  
8 points based on the following point system:

- 9 a. Each completed or closed residential transaction is worth 5 points.  
10 b. Each completed or closed commercial transaction is worth 10 points.  
11 c. Each property management contract is worth 0.5 points per month.  
12 d. Each completed or closed time share is worth one point.

13 (b) An applicant who is licensed to practice law in this state may satisfy the  
14 requirement under par. (a) by submitting to the board evidence satisfactory to the  
15 board that the applicant has experience related to real estate.

16 (c) An applicant who holds a current certificate of financial responsibility under  
17 s. 101.654 may satisfy the requirement under par. (a) by submitting to the board  
18 evidence satisfactory to the board that the applicant has experience related to real  
19 estate sales.

20 (d) Except as provided in a reciprocal agreement under s. 452.05 (3), an  
21 applicant for a broker's license who is a nonresident may satisfy the requirement  
22 under par. (a) by submitting to the board evidence satisfactory to the board that the  
23 applicant has been a licensed broker under the laws of another state for at least 2  
24 years within the last 4 years preceding the date of the applicant's application for a  
25 broker's license.

