



1999 ASSEMBLY BILL 566

October 27, 1999 - Introduced by Representatives WIECKERT, SPILLNER, SYKORA, PORTER, HAHN, SCHOOFF, VRAKAS, KESTELL, F. LASEE, POCAN and MEYER, cosponsored by Senators CLAUSING, FITZGERALD, ROESSLER and RUDE. Referred to Committee on Housing.

1 **AN ACT** *to repeal* 452.12 (3) (b); *to renumber and amend* 452.12 (3) (a); *to*
2 *amend* 452.139 (2) (c); and *to create* 452.07 (1m) of the statutes; **relating to:**
3 employe supervision by real estate brokers and requiring the exercise of
4 rule-making authority.

Analysis by the Legislative Reference Bureau

Under current law, an individual may not act as a real estate broker unless he or she is licensed as a broker by the department of regulation and licensing (DORL). A licensed broker is responsible for the acts of any other broker or real estate or time-share salesperson employed by him or her. In addition, if a licensed broker maintains any branch office in this state, each such branch office must be under the direct, full-time supervision of a licensed broker.

This bill eliminates the requirement regarding direct, full-time supervision of branch office employes and requires instead that a real estate broker must supervise any broker or real estate or real estate time-share salesperson employed by the broker. In addition, the bill requires DORL to promulgate rules that specify the supervisory duties of brokers regarding such employes.

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

5 **SECTION 1.** 452.07 (1m) of the statutes is created to read:

