

HOUSE BILL NO. HB0076

Single office real estate brokers-licensing requirements.

Sponsored by: Representative(s) Duncan, Baker, Kinner,
MacGuire, Sommers and Stith and Senator(s)
Schuler and Steinmetz

A BILL

for

1 AN ACT relating to professions and occupations; eliminating
2 the requirement for a responsible broker of a sole
3 proprietorship to acquire an additional license for the
4 office; specifying applicability; requiring rulemaking; and
5 providing for an effective date.

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7 *Be It Enacted by the Legislature of the State of Wyoming:*

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9 **Section 1.** W.S. 33-28-109(a) is amended to read:

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11 **33-28-109. Responsible broker to establish a real**
12 **estate company, maintain fixed principal office; change of**
13 **address; branch offices; restrictions on associate brokers**
14 **and salespersons.**

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1 (a) Each resident responsible broker shall lawfully
2 establish at least one (1) but no more than three (3) real
3 estate companies or sole proprietorships within Wyoming and
4 acquire a license for each real estate company. ~~or sole~~
5 ~~proprietorship.~~ Each resident responsible broker shall
6 maintain a fixed principal office for each company or sole
7 proprietorship within this state. A resident responsible
8 broker operating a single office as a sole proprietor shall
9 not be required to acquire an additional license for the
10 office. The address of each office shall be designated on
11 all licenses associated with the office and no license
12 issued under this act shall authorize the licensee to
13 transact real estate activity at any other address except a
14 licensed branch office. In case of removal from a
15 designated address, the responsible broker shall apply to
16 the commission before the removal designating the new
17 location of an office and paying the required fee,
18 whereupon the commission shall issue a license for the new
19 location for the unexpired period if the new location
20 complies with the terms of this act.

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22 **Section 2.** This act applies to licenses issued on and
23 after July 1, 2022.

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2 **Section 3.** The Wyoming real estate commission shall
3 promulgate rules necessary to implement the provisions of
4 this act.

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6 **Section 4.** This act is effective immediately upon
7 completion of all acts necessary for a bill to become law
8 as provided by Article 4, Section 8 of the Wyoming
9 Constitution.

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11

(END)