

SENATE FILE NO. SF0105

Real estate brokers-duties and disclosure amendments.

Sponsored by: Senator(s) Jones, Anderson, Barlow, Brennan,  
Cooper, Crago, Crum, Dockstader, Driskill,  
Nethercott, Schuler and Steinmetz and  
Representative(s) Andrew, Banks, Geringer,  
Larson, JT, Lawley and Wylie

A BILL

for

1 AN ACT relating to real estate brokers and salespersons;  
2 amending the definition of "customer" for purposes of real  
3 estate transactions and licensing provisions; amending the  
4 disclosures that are required when establishing a broker  
5 relationship; specifying applicability; and providing for  
6 an effective date.

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

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10           **Section**           **1.** W.S.           33-28-102(b) (xiii)           and  
11 33-28-306(a) (intro) and (vii) and (b) (i) are amended to  
12 read:

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14           **33-28-102. Definitions.**

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2 (b) As used in this act:

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4 (xiii) "Customer" means a person who has  
5 expressed an interest in buying, selling or leasing real  
6 estate or who attends a showing of real estate without any  
7 agency relationship or a party to a real estate transaction  
8 who has established no intermediary or agency relationship  
9 with any licensee involved in the transaction;

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11 **33-28-306. Relationship disclosures.**

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13 (a) For purposes of this section, open house  
14 showings, preliminary conversations and requests for  
15 factual information do not constitute discussions or  
16 arrangements incidental to a sale, purchase, exchange or  
17 lease of real estate. Prior to engaging in any discussion  
18 or arrangement incidental to a sale, purchase, exchange or  
19 lease of real estate, and, prior to entering into any  
20 written agreement with a buyer or seller, a licensee shall  
21 make a written disclosure of applicable agency,  
22 intermediary or customer relationships ~~which~~that shall  
23 contain, at a minimum, all of the following:

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(vii) A statement that a customer shall not :

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(A) Be required to sign any legal written agency agreement to view or tour real estate during house showings;

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(B) Be afforded any confidentiality in any communication to or with the licensee.

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(b) The written disclosure shall contain a signature line for the buyer or seller to acknowledge receipt of the disclosure. The disclosure and acknowledgment, by itself, shall not constitute a contract or agreement with the licensee. Until the buyer or seller executes such acknowledgment, no representation agreement shall be executed or valid except, provided if a buyer or seller refuses to sign the disclosure after presentation by the licensee:

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(i) The licensee may document the refusal with a signed acknowledgement by the licensee and continue with

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1 the transaction or with providing services to a customer;  
2 and

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4 **Section 2.** Nothing in this act shall be construed to  
5 alter, amend or impair any contract or other agreement for  
6 the establishment of an agency, broker or other  
7 relationship between a real estate licensee or broker and a  
8 customer, buyer or seller entered into before the effective  
9 date of this act.

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11 **Section 3.** This act is effective July 1, 2026.

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(END)