

ORIGINAL SENATE
FILE NO. SF0105

ENROLLED ACT NO. 37, SENATE

SIXTY-EIGHTH LEGISLATURE OF THE STATE OF WYOMING
2026 BUDGET SESSION

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

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

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

33-28-102. Definitions.

(b) As used in this act:

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

33-28-306. Relationship disclosures.

(a) For purposes of this section, open house showings, preliminary conversations and requests for factual information do not constitute discussions or arrangements incidental to a sale, purchase, exchange or lease of real estate. Prior to engaging in any discussion or arrangement incidental to a sale, purchase, exchange or lease of real estate, and, prior to entering into any written agreement with a buyer or seller, a licensee shall make a written disclosure of applicable agency,

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intermediary or customer relationships ~~which~~that shall contain, at a minimum, all of the following:

(vii) A statement that a customer shall not:

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

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

(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:

(i) The licensee may document the refusal with a signed acknowledgement by the licensee and continue with the transaction or with providing services to a customer; and

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

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

(END)

Speaker of the House

President of the Senate

Governor

TIME APPROVED: _____

DATE APPROVED: _____

I hereby certify that this act originated in the Senate.

Chief Clerk