

Errata

At Dearborn™ Real Estate Education, we are proud of our reputation for providing the most complete, current, and accurate information in all our products. We are committed to ensuring the kind of quality you rely on. Please note the following changes, which will be reflected in the next printing of *Connecticut Real Estate Practice & Law Sixteenth Edition*.

Page/Location	Reads Now	Should Be
Global:	Customer	Non-client
Global	Broker or salesperson	Real estate licensee
Key terms		Removed customer and subagency; added designated broker, supervising licensee, associate broker, leasing agent, prospective party
Overview p. 1-2 (first 3 paragraphs)	Replaced entire text	<p>Real estate brokerage is the business of bringing parties together in a real estate transaction. Connecticut law requires that people and entities working in real estate brokerage have a real estate license. There are two types of real estate licenses: a broker license and a salesperson license. A broker license allows a person or an entity to be paid a fee to act for another person in the purchase, sale, rental or exchange of real estate. A salesperson must be affiliated with and supervised by a real estate broker, and acts on behalf of the broker.</p> <p>The person or entity that owns and oversees a real estate brokerage business is referred to as the designated broker. The broker in a real estate brokerage business who is responsible for controlling and supervising other licensees who work for the real estate brokerage business is referred to as the supervising licensee (sometimes informally referred to as the supervising</p>

		<p>broker). The designated broker and supervising licensee may be the same individual.</p> <p>A salesperson's license allows a person to work in a real estate brokerage business by being affiliated with a supervising licensee. Additionally, an individual who has obtained a broker's license can work for a brokerage business in a capacity similar to a salesperson by being affiliated with a supervising licensee; such a person is referred to as an associate broker. Both salespersons and associate brokers must be supervised by and act on behalf of their supervising licensee.</p> <p>In Connecticut, only a broker can contract to provide real estate brokerage services. In a brokerage firm, that broker is the supervising licensee. A supervising licensee may authorize a salesperson or associate broker at the brokerage firm to sign an agency agreement on their behalf. This allows licensees other than the supervising licensee to enter into an agency contract with a client on behalf of the brokerage firm, but the client still remains the client of the broker and not the client of the agent.</p> <p>When a broker enters into a legal representational agreement, an agency relationship is created. The broker is the agent, and the person represented is the client. Automatically, all licensees working for the broker are also agents of that client.</p>
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p. 2	A broker or salesperson, working...	<p>A licensee must clearly disclose to any unrepresented persons in a transaction that the broker represents the broker's client and not the unrepresented person. This disclosure is provided through a state-mandated form called Real Estate Agency Disclosure Notice Given to Unrepresented Persons.</p> <p>Note that it can be confusing to see and hear the word "agent" used in more than one way in real estate. For example, under the law of agency, a broker that has entered into an agency relationship with a client is a formal, legal "agent" of the client and owes the client fiduciary duties. Licensees working for the broker, both salespersons and associate brokers, are also legal "agents" of the broker's client. Informally, a real estate licensee may also be referred to as a sales agent or real estate agent. The informal use of the word agent in this context does not necessarily mean the licensee owes a</p>

		particular consumer any legal duties.
p.3	A salesperson works on behalf of a broker and must be affiliated with and supervised by that broker.	Salespersons and associate brokers work on behalf of a broker and must be affiliated with and supervised by a supervising licensee.
p. 3 under Broker	New paragraph	A broker does not need to be sponsored by another broker, and may either work by themselves, or may affiliate with another broker. If they affiliate with another broker state law titles them an associate broker [bold], they must register that affiliation with the Department of Consumer Protection and pay a \$25 registration fee. The associate broker is supervised and controlled by the supervising licensee at the broker firm the associate broker is affiliated with.
p. 3 under Broker	New paragraph above the next section	Continuing with the above example, if Salespersons B and C are engaging in the real estate business they would need to be sponsored by Broker A and would need to identify the supervising licensee at the broker firm who is responsible for overseeing and controlling their conduct. The designated broker and the supervising licensee can be two separate people who each hold a broker's license, or can be the same person who is both designated broker for the company and supervising licensee overseeing other licensees' conduct.
p. 3	Salesperson	Salesperson and Associate Broker
p.3 under Salesperson	A salesperson can only perform real estate brokerage activities on behalf of a broker.	A salesperson can only perform real estate brokerage activities on behalf of a broker and must

		be overseen and controlled by a supervising licensee.
p.3 under Salesperson	New paragraph at the bottom	An associate broker [italics] is an individual affiliated with another real estate broker and performing real estate brokerage activities on behalf of that broker. An associate broker cannot enter into an agency relationship or perform any brokerage activities on his or her own, independent of the broker with whom they are affiliated. If an associate broker wishes to perform any brokerage activities on his or her own, independent of the broker with whom they are affiliated they must sever the professional affiliation with the other broker (including filing a change of affiliation form with the Department of Consumer Protection and pay the change fee), and will no longer keep the title of associate broker; instead they will return to being a licensed broker with the ability to perform all of the tasks of a broker (listed previously).
p.4	The Broker-Salesperson Relationship	The Supervising Licensee
p.4	The broker that the salesperson is affiliated with is referred to as the salesperson's designated or sponsoring broker.	Salespersons and associate brokers are affiliated with a supervising licensee.
p. 4	Designated broker	Supervising licensee
p.4	A salesperson can transfer broker affiliation by registering the change with the Real Estate Commission...	A salesperson can transfer broker affiliation by registering the change with the Department of Consumer Protection...
p.4-5. Assistants	The Connecticut Real Estate Commission has adopted a policy on the Use of Unlicensed Persons by Licensees. Figure 1.1 outlines permitted and prohibited activities.	Removed sentence and removed figure 1.1
p.4	New subhead and paragraph	Leasing Agent

		Beginning April 1, 2024 a new title of leasing agent [bold] has been added to state law. A leasing agent is not required to be licensed as a real estate licensee, and is defined as engaging in leasing or rental activity on behalf of a development owner for a commission or fee for residential property. Leasing or rental activity includes collecting rents or security deposits, showing apartments, and negotiating rentals. A development owner is defined as an owner of residential multiunit property with 50 or more units.
p. 5. Under Nonresident Licensing		Removed New York
p. 5 Agency Law	Connecticut agency law comes from state real estate licensing laws and regulations, state common law concepts of agency, and Connecticut Real Estate Commission policies regarding agency.	Connecticut agency law comes from state real estate licensing laws and regulations, and state common law concepts of agency.
p.6 last paragraph		Updated references from designated broker to supervising licensee and salesperson to licensee.
p.6 last paragraph	Agency relationships are entered into between a client and a brokerage firm's designated broker. Because salespersons work for a designated broker, all clients of the designated broker's firm are agents of that seller...	Agency relationships are entered into between a client and a brokerage firm's supervising licensee, and therefore all clients of the brokerage firm are also clients of the firm's licensees.
p. 7 figure 1.2	Figure 1.2	Now figure 1.1. updated to reflect change above.
p.8 first paragraph, last sentence	...and previous offers received or made that are not a matter of public record.	and previous offers received or made that are not a matter of public record, not a matter of general knowledge, not required by law to be disclosed, that a client has not authorized for release.

p. 8	Conduct of Brokers and Salesperson	Conduct of Licensees
p. 9 Designated Agency	Sponsoring broker	Supervising licensee
p. 9	New heading and paragraph	<p>Disclosure of Agency to Prospective Parties</p> <p>Connecticut real estate licensing law requires a licensee must provide a prospective party at the first personal meeting with a disclosure notice explaining the types of agency representation available and informing the prospective party not to reveal confidential information until after an agency representation agreement has been signed. This disclosure is called the Real Estate Prospective Parties Disclosure Notice, see Figure # [include the form as a Figure and reference the Figure number here, form may be obtained from https://portal.ct.gov/-/media/dcp/legal/real-estate-template-forms/template-prospective-parties-disclosure-form.pdf]. This disclosure form also includes a required fair housing disclosure for residential transactions, informing the prospective party about Fair Housing laws (Fair Housing will be discussed in more detail in Unit 15).</p> <p>A prospective party is defined under Connecticut law as a "person that communicates with a real estate licensee in contemplation of potential representation by the real estate licensee in a real estate transaction." Informally, a prospective party may be referred to as a prospective client, or a potential client. Note that the definition of a prospective party references the party's interest in a real estate</p>

		<p>transaction, and does not limit it to only a residential real estate transaction. Therefore this disclosure must be provided to potential parties for both residential and commercial transactions. This disclosure can be delivered to the prospective party electronically.</p> <p>The Real Estate Prospective Parties Disclosure Notice is not required to be provided at an open house unless a prospective party wishes to discuss confidential information or their specific real estate needs with the real estate licensee. If the prospective party wishes to discuss confidential information or their specific real estate needs, the licensee must provide the Real Estate Prospective Parties Disclosure Notice before any of this type of information is shared by the prospective party.</p>
p.10 Figure 1.3	Figure 1.3	<p>Figure 1.2. changed client to prospective party, no agency disclosure given changed to Prospective Parties Disclosure Notice (agency disclosure) given, Broker or Salesperson changed to Licensee, Agency disclosure given by agent to unrepresented party changed to Unrepresented Persons Disclosure given by agent to unrepresented party</p>
p.10 Subagency	Section replaced	<p>In Connecticut, subagency is no longer permitted effective April 1, 2024. In the past, co-brokers were considered subagents of the seller, meaning both brokers represented the seller and no one represented the potential buyer being shown the property, but this was removed from the statutes and is no longer permitted.</p>

p.10-11	Agency Relationships in Practice	Remove subhead and paragraphs
p.11 Broker Compensation	Typically, broker compensation is...	Compensation can be ...
p.12	Figure 1.4: Required Connecticut Agency Documents	Removed
p.13	Figure 1.5: Connecticut Real Estate Agency Relationships in Practice	Removed
p.14 above Broker's Lien	New paragraph	The National Association of REALTORS recently settled a lawsuit regarding commissions, and one of the terms of the settlement included removing the offer of compensation data field from the Multiple Listing Service (MLS). Now, brokers are not permitted to advertise compensation to a buyer's broker on the MLS. However, brokers may advertise offers of compensation on other websites that are not the MLS, discuss or negotiate it verbally or include it in an email or broker commission contract. This limitation is about not advertising the commission on the MLS, but does not prohibit a seller's broker from offering compensation to a buyer's broker, and does not prohibit a buyer's broker from accepting compensation from a seller's broker, with the buyer's permission. Included in the terms of the settlement, however, the buyer's broker must have a written representation agreement with the buyer prior to showing a property listed on the MLS, and the amount of compensation the buyer will pay the buyer broker must be expressly included in the buyer representation agreement. Under the settlement, the buyer's broker

		will be limited to accepting from the seller's broker no more than the amount listed in the buyer representation agreement, unless the buyer agrees to allow the buyer's broker to collect more than that from the seller's broker. Additionally, the buyer's broker is also still required by Connecticut law to disclose to all parties if they are being paid by more than one party to the transaction. MLS rules, the NAR Code of Ethics, and the terms of the NAR settlement do not replace state law, but may be imposed on licensees who are REALTOR members in addition to what's required under Connecticut law.
p. 16 under Record Retention	New bullet	Leasing agent's employment agreement, or contract with a development owner (as applicable)
p. 16 last sentence in Record Retention section	Retention can be in electronic form, as long as a paper copy can be made.	Retention must be in electronic form capable of producing an accurate copy of the original document.
p. 19 Web Links	Connecticut Real Estate Commission Policy on Agency	Removed
p.27 Unit 1 Quiz	#5. A broker entered....	Replaced: 5. All of the following positions require a real estate license EXCEPT: A. a sales agent B. a leasing agent C. a broker D. a commercial agent
p. 27 Unit 1 Quiz	#6 In the previous question, if the...	If a...
p. 27 Unit 1 Quiz	#7. When a broker represents the seller of real estate, an agency...	7. When a broker represents the seller of real estate, an Unrepresented Person's
p.88 Broker's Authority to Prepare Documents	Brokers and salesperson	Real estate licensees

p.131 Learning objectives	Distinguish between real estate brokers and salespersons...	Distinguish between license categories ...
p. 131 Key Terms	Added key terms	Added associate broker, supervising licensee, custodial broker, leasing agent
p.131 Overview	New paragraph	New at the end of paragraph 1: A broker is not required to be affiliated with another broker, but if they choose to affiliate they must register this affiliation with the Department of Consumer Protection, pay a \$25 registration fee, must take the title of associate broker [bold] and be supervised by another broker at the firm. The broker responsible for overseeing and supervising all licensees at a brokerage firm, including both salespersons and associate brokers, is referred to as the supervising licensee
p.131 Overview	Connecticut licensing law is enforced by the Connecticut Real Estate Commission (the Commission), which is part of the Department of Consumer Protection.	Connecticut licensing law is enforced by the Connecticut Department of Consumer Protection with the advice and assistance of the Connecticut Real Estate Commission.
p.132	Commission	Department of Consumer Protection
p.133 Activities Requiring a License	CGS sections...	Added 20-312c, 20-324l
p.133 Definitions		Added to Person: corporations, or other business entity.
p.133 Definitions	This includes any person <i>acting for another and for a fee</i> , commission, or other valuable consideration, who performs or offers or attempts to perform brokerage activities (listed under the definition of a broker).	This includes any person <i>acting for another and for a fee</i> , commission, or other valuable consideration, who negotiates , performs, offers or attempts to perform or negotiate brokerage activities (listed under the definition of a broker).
p.133 Definitions	New bullet	Negotiate - This is defined by statute as "acting, directly or indirectly, as an intermediary by facilitating, or participating in, communications between

		parties related to the parties' interests in a real estate or mobile manufactured home transaction"
p.133 Definitions	Real estate broker...	Updated definition to: This is any person engaged in the real estate business, and any person employed by or on behalf of the owner of lots or other parcels of real estate, for a fee to sell, exchange, or offers, attempts or agrees to negotiate the sale or exchange of real estate, or any parts thereof
p.133 Definitions	Real estate salesperson	Updated definition to: This is any individual who is engaging in the real estate business and is affiliated with a supervising licensee or acting for another person as a designated agent
p.134 in Exemption from Licensure section	(The Commission has interpreted this law as requiring all of the following conditions for the exception to apply: the individual must (1) be a regular employee, (2) be employed as a superintendent or custodian, (3) work on a residential site where he or she engages in licensed activities, and (4) reside at the location where he or she works and engages in those licensed activities.)	Removed text
P.134 in Exemption from Licensure section	New bullet	Leasing agents, which is described in more detail below
p.134	New section	Leasing Agents Leasing agents are not required to be licensed, affiliated with a broker, or supervised by a supervising licensee but are nonetheless permitted to engage in rental activity if they meet all the conditions under the statutes. Leasing agents are defined as individuals employed by a development owner and

		<p>engaging in residential rental activity on behalf of the development owner. Rental activity includes but is not limited to collecting security deposits, offering or attempting to negotiate a rental, or collecting, offering or attempting to collect rent. A development owner is defined by statute as owning a multiunit development or the parent company owning 100% interest in the record owner of the property. A multiunit development is defined as a residential complex of 50 or more residential dwelling units leased or available to be leased. Please note that only individuals who meet this definition can be called a leasing agent, and if one or more of these requirements is not satisfied, the individual must hold a real estate license, be affiliated with and be supervised by a supervising licensee in order to engage in rental activity. Any individual working for or with a property owner with 49 or fewer rental units to engage in rental activity cannot use the title of leasing agent, and the individual must meet all other requirements for licensure and engaging in the real estate business, as described throughout this Unit and the Connecticut General Statutes.</p>
p.134 Personal Assistants		Removed last sentence
p.135 Figure 10.1	One 30 hr prelicense Appraisal course	Completed 20 or more transactions within the prior 5 years of the date of the application

p.135 Figure 10.1	Sponsor: No Yes (by a broker)	Sponsor: Yes - by the supervising licensee of the broker firm where the broker is affiliated No - if not affiliated with a broker firm Yes - by the supervising licensee of the broker firm where the salesperson is affiliated
p.135, Figure 10.1	March 31, annually May 31, annually	November 30 biennially May 31, biennially
p.135, Figure 10.1	License renewal fees	Updated to (broker) Initial year \$1,130 Renewal year: \$750 (salesperson) Initial year: \$570 Renewal year: \$570
p.135, Figure 10.1	Change of broker affiliation n/a	\$25
p.136 Education	...one 30-hour prelicense appraisal course.	... complete at least 20 real estate transactions within five years immediately preceding the date of the application. The 20 real estate transactions requirement may be satisfied as a purchase or sale transfer, or by executing a lease agreement between a landlord or tenant.
p.136 Experience	The supervising broker...	The supervising licensee...
p. 138 Licensing Corporations and Other Entities	When a business entity applies for a broker's license, the entity must designate one individual to serve as the firm's broker under license.	When a business entity applies for a broker's license, the entity must designate one individual to serve as the firm's designated broker . The designated broker is responsible for the supervision and overall operation of the business entity's engagement in the real estate business.
p.139 License Renewal	All real estate licenses expire annually...	All real estate license expire biennially (every 2 years)
p.139 License Renewal	The Commission has the authority to change the expiration date.	All continuing education (CE) requirements must be completed at least 90 days prior to the license expiration date. The Department of Consumer Protection will not renew the

		<p>license if CE is not completed by the date of the application for renewal. CE that is completed late (less than 90 days before the expiration of the license) will be assessed a fine. Fines are set by statute and are as follows:</p> <p>CE completed 90-45 days before license expiration date, fine is</p> <p>CE completed 44-0 days before license expiration date, fine is</p> <p>If a license applies to renew their license after the license expiration date there is a fine of \$375 per year (not prorated) for a late broker license renewal, and a fine of \$285 per year (not prorated) for a late salesperson license renewal, and the licensee must also have completed all CE requirements for license renewal.</p> <p>If a licensee fails to renew their license within 3 years of expiration, the licensee must apply for a new license and pay all fees associated with that.</p>
p.140 Continuing Education	Continuing education courses can be offered and taken in an online format.	Continuing education courses can be offered and taken in an online format, except that the mandatory course must be completed in-person or in an online-synchronous format.
p. 140 Change of Broker Affiliation	A licensed real estate salesperson must be supervised by a designated broker. A salesperson can change his or her affiliation from one designated broker to another. To change affiliation, a salesperson must register the change with the Real Estate Commission and pay a \$25 transfer fee.	A licensed real estate salesperson and an associate broker must be supervised by a supervising licensee . A salesperson can change his or her affiliation from one supervising licensee to another. To change affiliation, a salesperson must register the change with the Department of Consumer Protection and pay a \$25 transfer fee.
p. 140 Real Estate Teams	Sponsoring broker	Supervising licensee

p.141 Material Facts	New final paragraph	<p>CT law also requires a seller to disclose all defects in the property if such defect</p> <p>(A) Is a topic on the Residential Property Condition Report form</p> <p>(B) the seller has actual knowledge of the defect, and</p> <p>(C) Significantly impairs the value of the property, the health or safety of future occupants, or the useful life of the property.</p>
p.141 Nonmaterial Facts	...then the owner (through the licensee) does have a duty to disclose in writing anythen the owner (through the licensee) does have a duty to respond in writing, either with a statement that the seller is not disclosing, or by disclosing any...
p.141 Nonmaterial Facts	CGS sections 20-329cc-20-329gg)	CGS sections 20-311(21) , 20-329cc-20-329gg)
p.143 Property Condition Disclosure	CGS Section 20-327b	CGS Section 20-327b, 20-327c
p.143 Agency Disclosure	New sentence at the beginning	A licensee is required to provide a written agency disclosure, called the Prospective Parties Disclosure Notice, to a prospective client prior to entering into a representaton agreement.
p.143 Agency Disclosure	The state mandates the form to be used; see Figure 1.3 and refer to Unit 1 for a complete discussion of this agency disclosure requirement	The state mandates the forms to be used; see Figure 1.3 and refer to Unit 1 for a complete discussion of these agency disclosure requirements
p.143 Advertising	Full disclosure of the broker's name is required.	The ad must include the licensee's name as it appears on the licensee's real estate license and email or phone number, and the supervising licensee's name as it appears on their real estate and email or phone number, all prominently displayed and all in a font of at least the same size as the licensee's name and contact information.

p.143 Advertising	[last sentence] ...and must be updated at least every 72 hours.	...and must include the last date on which property information shown on the site was revised, unless such property information is updated automatically as changes are made in the multiple listing service (MLS).
p.143 Advertising	Internet advertising	<p>[bullet points updated as follows]</p> <ul style="list-style-type: none"> • The licensee's name and phone number or email • the name of the supervising licensee at a prominent location and • [next bulletpoint ; removed bullet points on p.144] <p>the supervising licensee's phone number or email in at least the same size font as the contact information for the licensee.</p>
p.144 Electronic communication	Updated bullet points	<p>Electronic communication, including email, publishing or posting on a social media site or a computer or mobile phone application, a text message or similar messaging service, must prominently display</p> <p>[bulletpoint]</p> <p>the name of the salesperson or associate broker as it appears on the salesperson's or associate broker's license, and</p> <p>[bulletpoint]</p> <p>a link to an internet site that complies with the requirements for internet sites (outlined above)</p>
p.145-6 Referral Fees	Through policy guidance, the Commission has stated that a reasonable cause for payment (which would allow a licensee to	Removed

	demand a referral fee) means that [bullets]	
p.146 Interfering with Agency Relationships	[second paragraph] The Commission has defined interference with the agency relationship of another licensee to include [bullets]	Removed
p.146	New section	<p>Custodial Broker</p> <p>In the event a broker dies or becomes incapacitated, a legally authorized representative of the broker who holds an active CT real estate broker's license may apply to be appointed as a custodial broker [bold]. The custodial broker serves as the fill-in broker for up to 180 days preserving the financial interests of the deceased or incapacitated broker or their estate.</p> <p>Permissible activities of the custodial broker are concluding the real estate business matters of the deceased or incapacitated broker, transition such matters to a real estate broker who is alive and not incapacitated, or assist in transitioning the deceased or incapacitated broker's ownership interest in a business entity that is engaged in the real estate business. The custodial broker may also continue the deceased or incapacitated broker's pre-existing agency representation agreements if the client has already signed a purchase or rental contract or paid a deposit for a purchase or rental,. The custodial broker is otherwise prohibited from negotiating a purchase, sale or lease of real estate on behalf of the deceased or incapacitated broker. If the custodial broker is appointed for a designated broker for a business entity, the business</p>

		entity may continue to engage in the real estate business as usual. If the deceased or incapacitated broker is a supervising licensee overseeing a team, the team may not continue to engage in the real estate business until a custodial broker has been appointed in place of the incapacitated or deceased supervising licensee. (CGS 20-311(8), 20-329hh)
p.146 Fair Housing	...creed, sex, age...	...creed, sex (including gender identity or expression)
p. 146 Fair Housing	...familial status, veteran status,	...familial status, veteran status, victims of domestic violence and "clean slate" (erased criminal records).
p.149 Real Estate Guaranty Fund	By state law, this fee as well as \$3 of each annual license...	By state law, this fee as well as \$6 of each biennial license...
p.153 Question 1, choice B	B. Real Estate Commission	B. Department of Consumer Protection
p.153 Question 10, choice A	A. \$285/\$285	A. \$570/\$570
p. 235 Confidential Information	The broker or salesperson are not permitted to reveal details of the transaction...	Real estate licensees are not permitted to reveal details of a client's transaction...
p.263 Appendix B, under Initially	New first line	Prospective Parties Disclosure Notice (given to potential clients explaining agency)
p.263 Appendix B, under Initially	(or consent to subagency)	Removed
p.263, Appendix B, under Prior to Offer	Connecticut Property Condition Disclosure Form	Connecticut Property Condition Report Form
p.269, 5. Rationale	Updated rationale	Leasing agents, as defined in CT law, are not required to be licensed. Dual Agency occurs only when a broker represents both buyer and seller in the same transaction.
p.269 7 Rationale	Agency disclosures are given to unrepresented parties. When the broker represents a seller, agency disclosure is given to the buyer, if the buyer is not represented by another broker.	The Real Estate Agency Disclosure Notice Given to Unrepresented Persons is given to unrepresented parties. When the broker represents a seller, the Real Estate Agency Disclosure Notice Given to Unrepresented Persons form is given to the buyer, if the buyer is

		not represented by another broker.
p.270, Unit 2, 6.	If the buyer is unrepresented by Hartfield or another broker, then the buyer must be given an agency disclosure notice.	If the buyer is unrepresented by Hartfield or another broker, then the buyer must be given the Real Estate Agency Disclosure Notice Given to Unrepresented Persons disclosure notice. Note, MLS rules may require a buyer representation contract be signed before showing a buyer a property listed on the MLS.
p.274, Unit 10 quiz, 1. Rationale	Updated rationale	The Department of Consumer Protection with the advice and assistance of the Connecticut Real Estate Commission.
p.275, Unit 10 quiz 8.	(2) take one 30-hour appraisal course	removed
p.275, Unit 10 quiz, 13.	March 31	November 30
p.276, Unit 10 quiz 21.	...purchasers, unless a buyer in the process of making an offer, requests such information in accordance with CGS 20-320cc-20-329gg.	...purchasers, if a buyer in the process of making an offer, requests such information in accordance with CGS 20-320cc-20-329g, seller must respond in writing disclosing, or with a statement they refuse to disclose.
p.276, Unit 10 Quiz, 22 rationale	All electronic communication, including email and bulletin board postings, must contain the licensee's name and office address, the name of the real estate broker with whom the licensee is affiliated, and all states where the licensee is licensed, unless a buyer, in the process of making an offer, requests such information in accordance with CGS 20-320cc-20-329gg.	All electronic communication, including email and social media , must contain the licensee's name, phone number or email, and a link to an internet site that complies with the requirement for internet sites.
p.290 question 56. choice C	C. 18, \$565	C. 18, \$1,130
p. 300, 56.	\$565	\$1,130
p.304	New term	"Associate broker" a real estate broker with the authority to engage in the real estate business on behalf of a

		supervising licensee they are employed by or affiliated with as an independent contractor
p. 305	New term	“Custodial broker” any licensed real estate broker who is temporarily appointed solely to conclude or transition the real estate business matters of a deceased or incapacitated broker, or to assist in transitioning the deceased or incapacitated broker's ownership interest in a business entity that is engaged in the real estate business.
p.306	New term	“Designated broker” the individual real estate broker responsible for the supervision and overall operation of a business entity's engagement in the real estate business
p.308	New term	“Leasing agent” an unlicensed individual engaging in residential leasing or renting activity as an agent on behalf of a principal owning 50 units or more for a commission, fee or other valuable consideration. Leasing or rental activity includes but is not limited to, collecting security deposits or rent, and negotiating a rental.
p.310	Residential Property Condition Disclosure Form	Residential Property Condition Report Form
p.310	New term	Supervising licensee a real estate broker responsible for controlling and supervising another real estate licensee or a team affiliated with the same broker firm
P266/Appendix C	$+ (\$1,300,000 - \$800,000) \times 0.0125 = \$500,000 \times 0.0125 = \$6,250$	$+ (\$1,300,000 - \$800,000) \times 0.0125 = \$500,000 \times 0.0125 = \$6,250$

P267/Appendix C	Per day rent = \$180 per year 360 days = \$0.50 per day	Per day rent = \$180 per year ÷ 360 days = \$0.50 per day
P267/Appendix C	Proration = \$0.50 day × 104 days = \$52	Proration = \$0.50 ÷ day × 104 days = \$52
P267/Appendix C	Number of days owed = 30 days 20 days = 10 days	Number of days owed = 30 days – 20 days = 10 days
P267/Appendix C	Per day rent = \$600 per month 30 days = \$20	Per day rent = \$600 per month ÷ 30 days = \$20
P267/Appendix C	Number of days owed = 30 days 17 days = 13 days	Number of days owed = 30 days – 17 days = 13 days
P267/Appendix C	Per day common charge rate = \$125 per month 30 days = \$4.17	Per day common charge rate = \$125 per month ÷ 30 days = \$4.17
P268/Appendix C	Per day gas rate = \$400 per month 30 days = \$13.33	Per day gas rate = \$400 per month ÷ 30 days = \$13.33
P268/Appendix C	Per day tax = \$3,600 per year 360 days = \$10 per day	Per day tax = \$3,600 per year ÷ 360 days = \$10 per day
P268/Appendix C	Per day tax = \$7,120 per year 360 days = \$19.78 per day	Per day tax = \$7,120 per year ÷ 360 days = \$19.78 per day