

CONNECTICUT REAL ESTATE COMMISSION POLICY ON UNLICENSED PERSONS

If a licensee has not renewed their license by the date of expiration (*5/31 for salespersons and 3/31 for brokers*) they are not licensed and therefore cannot participate in real estate related activity.

If an individual is found to be in violation of this policy, they may be fined, disciplined, have their license suspended or revoked or a combination.

Also, it is important to be aware that if a broker is the sponsor of an individual engaging without a license, that broker is also in violation and is subject to the same actions by the Department of Consumer Protection.

It is illegal for an unlicensed individual to receive commission in Connecticut and as such, many Attorneys are calling the Department of Consumer Protection minutes before a closing to verify licensure. If a license is lapsed, the Attorney may not pay the commission.

Activities which **CANNOT** be performed by *unlicensed persons*.....

- Host open houses, kiosks, home show booths or fairs, or hand out materials at such functions.
- Show property
- Answer any questions from consumers on listing, title, financing, closing, etc.
- Contact cooperative brokers, whether in person or otherwise, regarding any negotiations or open transactions.
- Discuss or explain a contract, offer to purchase, agreement, listing, or other real estate document with anyone outside the firm.
- Be paid on the basis of commission, or any amount based on listings, sales, etc.
- Negotiate or agree to any commission, commission split or referral fee on behalf of a licensee.
- Place calls that would require a license such as cold calls, solicit listings, contacting expired listings or for sale by owners, or extending invitations to open houses.
- Attend inspections or pre-closing walk throughs unless accompanied by licensee.

Employing brokers are responsible for assuring that such unlicensed persons are not involved in activities which require a license and/or activities which violate this policy.