



Luke Bell
Vice President of Governmental Affairs
3644 SW Burlingame Rd.
Topeka, KS 66611
(785)633-6649 (Cell)
Email: lbell@kansasrealtor.com

To: Senate Commerce Committee

Date: March 14, 2013

Subject: **HB 2122** – Supporting the Technical and Non-Controversial Amendments to KREBSLA and BRRETA Proposed by the Kansas Real Estate Commission

Chairperson Lynn and members of the Senate Commerce Committee, thank you for the opportunity to provide testimony today on behalf of the Kansas Association of REALTORS® in strong support of **HB 2122**, which makes various technical and non-controversial changes to the Kansas Real Estate Brokers' and Salespersons' License Act (KREBSLA) and the Brokerage Relationships in Real Estate Transactions Act (BRRETA). Through the comments expressed herein, it is our hope to provide additional legal and public policy context to the discussion on this issue.

KAR is the state's largest professional trade association, representing nearly 8,000 members involved in both residential and commercial real estate and advocating on behalf of the state's 700,000 homeowners for over 90 years. REALTORS® serve an important role in the state's economy and are dedicated to working with our elected officials to create better communities by supporting economic development, a high quality of life and providing affordable housing opportunities while protecting the rights of private property owners.

Over the last three years, the Kansas Real Estate Commission has undertaken a comprehensive review of KREBSLA and BRRETA to identify technical and non-controversial changes that should be made to the statutes in order to correct problems identified by Commission staff and real estate licensees. At every step in the process, the Commission has requested feedback from REALTORS® and has taken great steps to ensure that our feedback has been incorporated into the technical changes contained within **HB 2122**.

In my testimony, I will not duplicate the explanation of the changes contained within the testimony from the Kansas Real Estate Commission. However, I wanted to ensure that the members of the Senate Commerce Committee were aware of the great pains taken by the Commission to include our members in the drafting process of this legislation and incorporate our suggested changes into the current language of **HB 2122**.

If the committee chooses to move forward on this legislation, we believe this would correct some problems currently caused by the statutory language in KREBSLA and BRRETA and resolve some uncertainties about how these respective statutes should be enforced. Accordingly, we would offer our testimony in support of these changes put forward by the Kansas Real Estate Commission.

For all the foregoing reasons, the Kansas Association of REALTORS® would urge the members of the Senate Commerce Committee to strongly support the provisions of **HB 2122**. Thank you for the opportunity to testify and I look forward to answering your questions at the appropriate time.