



Matthew G. Bevin
Governor

K. Gail Russell, Secretary
Public Protection Cabinet

H.E. Corder II, Executive Director
Kentucky Real Estate Authority

Kentucky Real Estate Authority
656 Chamberlin Avenue, Suite B
Frankfort, Kentucky 40601
Telephone: (502) 564-7760
Fax: (502) 564-3969

VOTING COMMISSIONERS
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Billy Joe Beckham, Smiths Grove
Shirley W. Wiseman, Lexington
Joseph Hayden, Louisville
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SPECIAL MEETING
Kentucky Real Estate Commission
MEETING MINUTES
April 12, 2019

Commission Members Present

Joe Hayden

KREA Staff

Heather L. Becker, General Counsel
Hannah Carlin, Education Coordinator
Shannon Buzard, Board Administrator

Guests Present

Nicole Knudtson, KY Realtors
Phaedra King, GLAR
Janice Yonce, LBAR

Kristen Reese, HSREA
Virginia Lawson, McBrayer

A special meeting of the Kentucky Real Estate Commission was called to order by Commissioner Joe Hayden at 9:06 am on April 12, 2019. Guests in attendance were introduced and welcomed. Roll call was taken and a quorum was present.

Public Comments

Members of the audience in attendance participated with comments, questions, and suggestions to this meeting.

Regulatory Review Discussion

Commissioner Joe Hayden began discussion regarding proposed revision to 201 KAR 11:170 – Education Providers and 201 KAR 11:011 – Definitions with specific goals of the meeting as being the following:

- Building a strong foundation and standardization for the licensing process.
- Finalizing and establishing more efficient processes of the commission.
- Finalize outlining the content of pre-licensing course topics for new licensees' and provider course requirements.
- Finalize outlining the content of broker curriculum.
- Finalize provisions for instructors.

The Committee drafted language regarding which NAR programs may be recognized as real estate schools based on language contained in statutory definitions. The committee outlined comprehensive education course curriculum requirements for Pre-license, Continuing and Post-licensing education for all providers, including the requirement for a scenario-based practicum or



project applicable to the practice of real estate brokerage for sales associate and broker pre-licensing education.

General Counsel Heather Becker outlined finalized suggestions for bringing efficiency to the course submission and review process.

New subject matter topics and descriptions were included for sales associate and broker pre-licensing were better outlined. The Committee discussed the merits of mandating textbooks for pre-licensing courses and took the matter under submission after concerns were raised by the public in attendance.

Additional Scenario based practicums applicable to real estate brokerage outlined.

Clarifying changes were made regarding licensee examination process.

Recess

The Committee returned to session at 11:17 am after short recess.

Additional Post Licensing course topics and requirements were discussed with better clarification for electives and allowing excess courses in the mandatory topics to carry over for electives.

Education Coordinator, Hannah Carlin reviewed overall instructor accountability. Instructor accountability and more streamlined processes were finalized for commission review with a new short form option being added to the process and clarification of reporting course completion.

General Counsel Becker reviewed and discussed the need for a more streamlined CE delinquency time and processes. A stringent streamlined 10 day rule was clarified which included more defined compliance due dates, refined processes and cancelations. These changes would also effect 201 KAR 11:210.

Recess

Commissioner Hayden recessed meeting for lunch at 1:07 and reconvened meeting at 2:11.

New standards for a Broker Management Skills Course and Broker law were better outlined.

Recess

The Committee returned to session at 3:36 pm after short recess.

Commissioner Hayden and General Counsel Becker referred back to audience for participation of any further comments, suggestions, questions or concerns in the finalized product of 201 KAR 11:170 – Education Providers and 201 KAR 11:011 – Definitions.

The committee finalized broker management skills course requirements and clearer instructor qualification requirements.

No changes on 201 KAR 11:011 – Definitions were outlined.

Next Meeting

The next scheduled full commission meeting is April 18, 2019 at 10 am to be held at KREC, 656 Chamberlin Ave, Suite B, Frankfort, KY 40601. The meeting will be a special meeting due to the time change. The regular scheduled Compliant Review Committee for April 18, 2019 is cancelled and scheduled to reconvene May 16, 2019, at 9am. The next special full commission meeting to finalize the recommended regulations is scheduled for April 25, 2019 at 9am, to be held at KREC, 656 Chamberlin Ave, Suite B, Frankfort, KY 40601

Meeting Adjournment

Commissioner Hayden moved to adjourn meeting. Meeting adjourned at 4:43 pm, April 12, 2019.