

**NEW HAMPSHIRE REAL ESTATE COMMISSION  
COMMISSION MEETING MINUTES  
JUNE 6, 2017**

A meeting of the New Hampshire Real Estate Commission was held on Tuesday, June 6, 2017 at 9:00 a.m. at 121 South Fruit Street, Room #B119, Concord, New Hampshire 03301.

Present: Commissioners: Daniel Jones (chair), William Barry, and Calley Milne.

Also present from OPLC: Rick Wisler, Bobbie Carter, Kinsman Corthell, and Attorney Robert Lamberti. Joining later in the meeting was Division Director Linda Capuchino. Attending from the LBA Audit Division was Vilay Sihabouth. No members of the public were in attendance.

**I. CALL TO ORDER –**

The meeting was called to order at 9:03 by Chair Daniel Jones.

**II. NEW BUSINESS, PUBLIC RULES HEARING –**

As no members of the public were present, Chair Jones asked attorney Lamberti to present any public comments regarding the proposed rules. Attorney Lamberti presented a public comment from Beth Edes that suggested changing the word "board" to "commission" in Rea 204.01.

Division Director Linda Capuchino joined the meeting at 9:35.

Following additional discussion the Commission suggested defining the administrator position as it relates to the Real Estate Commission. Another comment from Ms. Edes regarding the expiration of the current rules is not accurate and no further action was needed.

Attorney Lamberti presented the final public comment from John Doran requesting the course fees paid by the providers remain at the current annual \$50 fee for the new two year period of accreditation, rather than the \$100 proposed fee. The net result of increasing the fee to \$100 is no change, however, Mr. Doran believed there was no additional work required of the Commission to seek the higher fee. The Commission agreed the fee should be reviewed in the near future and the impact of reduced revenue would be analyzed. If warranted, a course fee adjustment can be made at the same time as any other fee adjustments during a future rule change.

With no further public comments, attorney Lamberti presented the comments raised by JLCAR that were not substantive but rather noted as editorial or clarification in nature. Following discussion by the Commission, attorney Lamberti left the meeting to incorporate all changes in to a final draft.

Following a brief discussion with staff as to handling information provided by anonymous sources, attorney Lamberti returned to the meeting and presented a final draft incorporating the changes to Rea 300 – 700 discussed previously in the meeting. On a motion to approve by Commissioner Calley and seconded by Commissioner Barry, the Commission voted unanimously

to approve Rea rules 100 – 200. Commissioner Milne then moved to approve Rea rules 300 - 700 as amended. Commissioner Barry seconded the motion, and it passed unanimously.

REC staff then presented some questions from licensees seeking guidance that were received over the past few days. The first question asked whether a non-licensed assistant could open a door for a showing but not perform other duties. Following a brief discussion, the Commission asked that this question be reviewed at a future meeting so all members could be present.

Another question asked was whether a managing broker could work for two different brokers. The Commission determined a managing broker can work for only one broker.

III. **NEXT MEETING** – The Real Estate Commission will conduct its next meeting on Tuesday June 20, 2017 at 8:30 am

IV. **ADJOURNMENT** –

On appropriate motions, the Commission voted unanimously to adjourn the meeting at 1:45 p.m.