

**Department of Planning and Budget  
2025 General Assembly Session  
State Fiscal Impact Statement**

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**ORIGINAL**

**Bill Number:** SB 1309 PER

**Patron:** McPike

**Bill Title:** Real estate brokers and salespersons; licensees engaged by buyers.

**Bill Summary:** Provides that a licensee engaged by a buyer and a licensee engaged by a tenant shall enter into a brokerage agreement, as such agreement is amended in the bill, with the prospective buyer or tenant prior to showing property, defined in the bill, to such prospective buyer or tenant. The bill also provides that a licensee engaged by a seller and a licensee engaged by a landlord shall not be required to enter into a brokerage agreement with a prospective buyer or tenant to show property to the prospective buyer or tenant when such showing is conducted pursuant to and in accordance with a brokerage agreement entered into with a seller or landlord client.

**Budget Amendment Necessary:** No

**Items Impacted:** None

**Explanation:** This bill impacts the Department of Professional and Occupational Regulation (DPOR); however, no budget action is required. See Fiscal Analysis section, below.

**Fiscal Summary:** No fiscal impact to the Commonwealth is anticipated.

**Fiscal Analysis:** The bill does not require action by the Real Estate Board, although it may choose to communicate this change to impacted regulants.

**Other:** This bill is the companion to HB 1684.