

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

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ORIGINAL

Bill Number: HB 1684 ER

Patron: Sewell

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

Bill Summary: Repeals the provision providing that, notwithstanding any other provision of law requiring written brokerage agreements or governing the duties of licensees, nothing shall be construed to require that a written agreement between a licensee and a prospective buyer or tenant be executed prior to the licensee's showing properties to the prospective buyer. The bill also provides that a licensee engaged by a seller or landlord shall not be required to show property to a prospective buyer when such showing is conducted pursuant to and in accordance with a brokerage agreement entered into with a seller or landlord client. This bill is identical to SB 1309.

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 SB 1309.