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**REAL ESTATE EXAMINING BOARD**  
**Room 121A, 1400 East Washington Avenue, Madison**  
**Contact: Brittany Lewin (608) 266-2112**  
**June 18, 2015**

*The following agenda describes the issues that the Board plans to consider at the meeting. At the time of the meeting, items may be removed from the agenda. Please consult the meeting minutes for a record of the actions of the Board.*

**AGENDA**

**10:00 A.M.**

**OPEN SESSION – CALL TO ORDER – ROLL CALL**

**A. Adoption of Agenda (1-3)**

**B. Approval of the Minutes of April 16, 2015 (4-6)**

**C. Administrative Matters**

1. Staff Updates
2. Appointment Updates
3. New Member Kitty Jedwabny

**D. Legislative and Administrative Rules Matters – Discussion and Consideration (7-14)**

1. Adoption of CR 15-006 Amending REEB 16.06 Relating to Approved Forms
2. Draft Amending REEB 24 Relating to Revocation Due to Felony Conviction **(8-10)**
3. REEB 13 Relating to Cooperative Broker Agreements **(11-14)**
  - a. Extension Request for EMR 1509
  - b. Review and Respond to Clearinghouse Report and Public Hearing Comments for CR 15-026
  - c. Status of AB33/SB41
4. Update on REEB 12 and 25 Relating to Applications and Education
5. Update on Legislation and Pending or Possible Rulemaking Projects

**E. Real Estate Contractual Forms Advisory Committee Update**

**F. Education and Examination Matters – Discussion and Consideration**

**G. Credentialing Matters – Discussion and Consideration**

1. Renewal License Counts Report

**H. Discussion and Consideration of Items Received After Preparation of the Agenda:**

1. Introductions, Announcements and Recognition
2. Election of Board Officers
3. Appointment of Board Liaison(s)
4. Administrative Updates
5. Education and Examination Matters
6. Credentialing Matters
7. Practice Matters
8. Legislation/Administrative Rule Matters
9. Liaison Report(s)
10. Informational Items
11. Disciplinary Matters
12. Presentations of Petitions for Summary Suspension
13. Presentation of Proposed Stipulations, Final Decisions and Orders
14. Presentation of Proposed Decisions
15. Petitions for Designation of Hearing Examiner
16. Requests for Disciplinary Proceeding Presentations
17. Motions
18. Petitions
19. Appearances from Requests Received or Renewed
20. Speaking Engagement(s), Travel, or Public Relation Request(s)

**I. Public Comments**

**CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to consider closing disciplinary investigations with administrative warnings (ss. 19.85 (1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85 (1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.).**

**J. Motion to Designate Michael J. Berndt, Department Chief Legal Counsel, as Final Decision Maker – 13 REB 018 (S.J.C., M.M., and M.I.R.) (15-17)**

**K. Presentation and Deliberation on Administrative Warnings**

1. 11 REB 055 and 11 REB 113 (M.J.H. and F.P.S.L.) **(18-19)**
2. 13 REB 050 (W.D.K. and A.C.S.I.) **(20-21)**
3. 13 REB 130 (J.M.M.) **(22-23)**
4. 13 REB 130 (N.A.S.) **(24-25)**
5. 13 REB 130 (W.I.M.N.) **(26-27)**

**L. Presentation and Deliberation on Proposed Stipulations, Final Decision and Orders**

1. 13 REB 008 (D.M.L. and G.D.R.P.M.) **(28-34)**
2. 13 REB 050 (D.J.V.S.) **(35-40)**
3. 13 REB 074 (D.B.P. and M.R.I.) **(41-46)**
4. 13 REB 075 (B.K.B.) **(47-52)**
5. 13REB 076 (B.A.D.) **(53-58)**
6. 13 REB 084 (D.R.P.) **(59-64)**
7. 13 REB 098 (E.E.M.) **(65-70)**
8. 13 REB 108 (R.F.) **(71-76)**

**M. Case Closing(s)**

1. 13 REB 046 **(77-83)**
2. 13 REB 055 **(84-87)**
3. 13 REB 075 (C.B.R.R.E.L. and J.A.H.) **(88-92)**
4. 13 REB 076 (L.C.F., G.A.D, J.P.R., and B.V.U.I.) **(93-97)**
5. 13 REB 084 (W.D.K. and A.C.S.I.) **(98-102)**
6. 13 REB 095 **(103-109)**
7. 13 REB 098 (M.H.P. and M.R.L.) **(110-114)**
8. 13 REB 108 (L.C.F., T.L.M., and B.V.U.I.) **(115-120)**
9. 13 REB 120 **(121-125)**
10. 13 REB 130 (S.M.G.) **(126-130)**
11. 14 REB 023 **(131-135)**

**N. Deliberation of Items Received After Preparation of the Agenda**

1. Education and Examination Matters
2. Credentialing Matters
3. Disciplinary Matters
4. Professional Assistance Procedure (PAP)
5. Monitoring Matters
6. Petitions for Summary Suspension(s)
7. Proposed Stipulation(s), Final Decision(s) and Order(s)
8. Administrative Warning(s)
9. Review of Administrative Warning(s)
10. Proposed Final Decisions and Orders
11. Orders Fixing Costs/Matters Related to Costs
12. Case Closings
13. Case Status Report
14. Motions
15. Consulting with Legal Counsel

**O. Consulting with Legal Counsel**

**REONVENE TO OPEN SESSION IMMEDIATELY FOLLOWING CLOSED SESSION**

Vote on Items Considered or Deliberated Upon in Closed Session, if Voting is Appropriate

**ADJOURNMENT**

**REAL ESTATE EXAMINING BOARD  
MEETING MINUTES  
APRIL 16, 2015**

**PRESENT:** Stephen Beers, Marie Hetzer, Michael Mulleady, Randal Savaglio, Brian McGrath, Dennis Pierce

**STAFF:** Brittany Lewin - Executive Director, Nilajah Madison-Head - Bureau Assistant; Sharon Henes - Administrative Rules Coordinator; and Other Department Staff

**CALL TO ORDER**

Stephen Beers, Chair, called the meeting to order at 10:05 a.m. A quorum of six (6) members was confirmed.

**ADOPTION OF AGENDA**

**MOTION:** Michael Mulleady moved, seconded by Dennis Pierce, to adopt the agenda as published. Motion carried unanimously.

**APPROVAL OF THE MINUTES OF FEBRUARY 26, 2015**

**MOTION:** Randal Savaglio moved, seconded by Dennis Pierce, to approve the minutes of February 26, 2015 as published. Motion carried unanimously.

**CLEARINGHOUSE RULE 15-026 RELATING TO COOPERATIVE BROKER AGREEMENTS**

**MOTION:** Brian McGrath moved, seconded by Randal Savaglio, to table the consideration of the clearinghouse report for CR-026 until the next meeting. Motion carried unanimously.

**LEGISLATIVE AND ADMINISTRATIVE RULE MATTERS**

**MOTION:** Brian McGrath moved, seconded by Dennis Pierce, to designate Randal Savaglio, Michael Mulleady, and Marie Hetzer to the Real Estate Rules Committee. Motion carried unanimously.

**REAL ESTATE CONTRACTUAL FORMS ADVISORY COMMITTEE**

**Committee Member Appointment**

**MOTION:** Michael Mulleady moved, seconded by Randal Savaglio, to approve the appointment of Pamela Widen to the Real Estate Contractual Forms Advisory Committee. Motion carried unanimously.

### **Approval of WB-35 Simultaneous Exchange Agreement**

**MOTION:** Randal Savaglio moved, seconded by Marie Hetzer, to adopt the recommended changes to form WB-35 and delegate final approval to Stephen Beers. Motion carried unanimously.

### **Approval of WB-28 Cooperative Agreement**

**MOTION:** Michael Mulleady moved, seconded by Dennis Pierce, to adopt the recommended changes to form WB-28 and delegate final approval to Stephen Beers. Motion carried unanimously.

### **CLOSED SESSION**

**MOTION:** Randal Savaglio moved seconded by Dennis Pierce, to convene to closed session to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to consider closing disciplinary investigations with administrative warnings (ss. 19.85 (1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85 (1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.). Randal Savaglio read the language of the motion. The vote of each member was ascertained by voice vote. Roll Call Vote: Stephen Beers-yes; Marie Hetzer-yes; Brian McGrath-yes; Michael Mulleady-yes; Dennis Pierce-yes; Randal Savaglio-yes. Motion carried unanimously.

The meeting convened to closed session at 10:50 a.m.

### **RECONVENE TO OPEN SESSION**

**MOTION:** Randal Savaglio moved, seconded by Dennis Pierce, to reconvene into open session. Motion carried unanimously.

The meeting reconvened into open session at 11:08 a.m.

### **VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION, IF VOTING IS APPROPRIATE**

**MOTION:** Randal Savaglio moved, seconded by Michael Mulleady, to affirm all votes made in Closed Session. Motion carried unanimously.

### **ORDER FIXING COSTS**

### **Kevin G. Ecker (ORDER0002953)(DHA case # SPS-14-0007)(DLSC case # 13 REB 070)**

**MOTION:** Michael Mulleady moved, seconded by Marie Hetzer, to adopt the Order Fixing Costs in the matter of disciplinary proceedings against Kevin G. Ecker, Respondent – DHA case number SPS-14-0007/DLSC case number 13 REB 070. Motion carried unanimously.

**Jason S Schwittay and Apple Valley Realtors, L.L.C. (ORDER0003776)(DHA case # SPS-14-0056)(DLSC case # 13 REB 095)**

**MOTION:** Randal Savaglio moved, seconded by Dennis Pierce, to adopt the Order Fixing Costs in the matter of disciplinary proceedings against Jason S. Schwittay and Apple Valley Realtors, L.L.C., Respondent – DHA case number SPS-14-0056/DLSC case number 13 REB 095. Motion carried unanimously.

**MONITORING MATTERS**

**Michael Hoppens – Requesting Full Licensure**

**MOTION:** Randal Savaglio moved, seconded by Marie Hetzer, to grant the request of Michael Hoppens for full licensure. Motion carried unanimously.

**Travis Stangel – Requesting Full Licensure**

**MOTION:** Marie Hetzer moved, seconded by Randal Savaglio, to grant the request of Travis Stangel for full licensure. Motion carried unanimously.

**CASE CLOSINGS**

**MOTION:** Randal Savaglio moved, seconded by Michael Mulleady, to close the following cases:

1. 13 REB 025 – Insufficient Evidence (IE)
2. 13 REB 051 – Insufficient Evidence (IE)
3. 13 REB 103 (M.A.M., P.K.L., M.L.R.I.) – Prosecutorial Discretion (P7)
4. 13 REB 103 (J.T.) – No Violation (NV)
5. 13 REB 119 – No Violation (NV)

Motion carried unanimously.

**ADJOURNMENT**

**MOTION:** Randal Savaglio moved, seconded by Dennis Pierce, to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 11:09 a.m.

**State of Wisconsin  
Department of Safety & Professional Services**

**AGENDA REQUEST FORM**

|                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 1) Name and Title of Person Submitting the Request:<br><br><b>Sharon Henes<br/>Administrative Rules Coordinator</b>                                                                                                                                                                                                                                                                        |                                                                                | 2) Date When Request Submitted:<br><br><b>5 June 2015</b><br><br>Items will be considered late if submitted after 12:00 p.m. on the deadline date:<br>▪ 8 business days before the meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |
| 3) Name of Board, Committee, Council, Sections:<br><br><b>Real Estate Examining Board</b>                                                                                                                                                                                                                                                                                                  |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                          |
| 4) Meeting Date:<br><br><b>18 June 2015</b>                                                                                                                                                                                                                                                                                                                                                | 5) Attachments:<br><input type="checkbox"/> Yes<br><input type="checkbox"/> No | 6) How should the item be titled on the agenda page?<br><b>Legislation and Rule Matters – Discussion and Consideration</b><br><b>1. Adoption of CR 15-006 amending REEB 16.06 relating to approved forms</b><br><b>2. Draft amending REEB 24 relating to revocation due to felony conviction</b><br><b>3. REEB 13 relating to cooperative broker agreements</b><br>a. Extension Request for EmR 1509<br>b. Review and Respond to Clearinghouse Report and Public Hearing Comments for CR 15-026<br>c. Status of AB33/SB41<br><b>4. Update on REEB 12 and 25 relating to applications and education</b><br><b>5. Update on pending legislation and pending and possible rulemaking projects</b> |                                          |
| 7) Place Item in:<br><input checked="" type="checkbox"/> Open Session<br><input type="checkbox"/> Closed Session<br><input type="checkbox"/> Both                                                                                                                                                                                                                                          |                                                                                | 8) Is an appearance before the Board being scheduled?<br><br><input type="checkbox"/> Yes ( <a href="#">Fill out Board Appearance Request</a> )<br><input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 9) Name of Case Advisor(s), if required: |
| 10) Describe the issue and action that should be addressed:<br><br><br><br><br><br><br><br><br><br>                                                                                                                                                                                                                                                                                        |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                          |
| 11) Authorization                                                                                                                                                                                                                                                                                                                                                                          |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                          |
| <i><b>Sharon Henes</b></i>                                                                                                                                                                                                                                                                                                                                                                 |                                                                                | <i><b>5 June 2015</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |
| Signature of person making this request                                                                                                                                                                                                                                                                                                                                                    |                                                                                | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                          |
| Supervisor (if required)                                                                                                                                                                                                                                                                                                                                                                   |                                                                                | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                          |
| Executive Director signature (indicates approval to add post agenda deadline item to agenda)                                                                                                                                                                                                                                                                                               |                                                                                | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                          |
| Directions for including supporting documents:<br>1. This form should be attached to any documents submitted to the agenda.<br>2. Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director.<br>3. If necessary, Provide original documents needing Board Chairperson signature to the Bureau Assistant prior to the start of a meeting. |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                          |

STATE OF WISCONSIN  
REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF RULE-MAKING : PROPOSED ORDER OF THE  
PROCEEDINGS BEFORE THE : REAL ESTATE EXAMINING BOARD  
REAL ESTATE EXAMINING BOARD : ADOPTING RULES  
: (CLEARINGHOUSE RULE )

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PROPOSED ORDER

An order of the Real Estate Examining Board to create REEB 24.17 (2m).

Analysis prepared by the Department of Safety and Professional Services.

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ANALYSIS

**Statutes interpreted:** s. 452.14 (3) (p)

**Statutory authority:** s. 15.08 (5) (b)

**Explanation of agency authority:**

The Real Estate Examining Board shall promulgate rules for the guidance of the profession to which it pertains, and define and enforce professional conduct and unethical practices relating to the profession.

**Related statute or rule:**

**Plain language analysis:**

This rule includes a basis for revocation for a license created by 2013 Act 288. A license or registration may be revoked if the person is convicted of a felony which is a bar from licensure or registration.

**Summary of, and comparison with, existing or proposed federal regulation:** None

**Comparison with rules in adjacent states:**

**Illinois:** The Department may refuse to issue or renew a license, may place on probation, suspend or revoke any license based upon the conviction of or plea of guilty or plea of nolo contendere to a felony.

**Iowa:** The licensing board may revoke or suspend a license for a conviction of a felony related to the profession or occupation of the licensee. A copy of the record of conviction or plea of guilty shall be conclusive evidence.

**Michigan:** Michigan does not list a felony conviction as a basis for revocation.

**Minnesota:** Minnesota does not list a felony conviction as a basis for revocation.

**Summary of factual data and analytical methodologies:**

The Board incorporated the new basis for revocation into the conduct and ethical practices chapter of the rules.

**Analysis and supporting documents used to determine effect on small business or in preparation of economic impact analysis:**

**Fiscal Estimate and Economic Impact Analysis:**

The Fiscal Estimate and Economic Impact Analysis is attached.

**Effect on small business:**

These proposed rules do not have an economic impact on small businesses, as defined in s. 227.114 (1), Stats. The Department’s Regulatory Review Coordinator may be contacted by email at Eric.Esser@wisconsin.gov, or by calling (608) 267-2435.

**Agency contact person:**

Sharon Henes, Administrative Rules Coordinator, Department of Safety and Professional Services, Division of Board Services, 1400 East Washington Avenue, Room 151, P.O. Box 8366, Madison, Wisconsin 53708; telephone 608-261-2377; email at Sharon.Henes@wisconsin.gov.

**Place where comments are to be submitted and deadline for submission:**

Comments may be submitted to Sharon Henes, Administrative Rules Coordinator, Department of Safety and Professional Services, Division of Board Services, 1400 East Washington Avenue, Room 151, P.O. Box 8366, Madison, WI 53708-8366, or by email to Sharon.Henes@wisconsin.gov. Comments must be received on or before \* to be included in the record of rule-making proceedings.

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TEXT OF RULE

SECTION 1. REEB 24.17 (2m) is created to read:

REEB (2m) FELONY CONVICTION. The board may revoke a license or registration on the basis of a conviction of a felony that is a bar to licensure or registration under s. 452.25 (1) (a), Stats.

SECTION 2. EFFECTIVE DATE. The rules adopted in this order shall take effect on the first day of the month following publication in the Wisconsin administrative register, pursuant to s. 227.22 (2) (intro.), Stats.

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(END OF TEXT OF RULE)  
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STATE OF WISCONSIN  
REAL ESTATE EXAMINING BOARD

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|                              |   |                             |
|------------------------------|---|-----------------------------|
| IN THE MATTER OF RULE-MAKING | : | PROPOSED ORDER OF THE       |
| PROCEEDINGS BEFORE THE       | : | REAL ESTATE EXAMINING BOARD |
| REAL ESTATE EXAMINING BOARD  | : | ADOPTING RULES              |
|                              | : | (CLEARINGHOUSE RULE )       |

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PROPOSED ORDER

An order of the Real Estate Examining Board to create REEB 13 relating to cooperative broker agreements.

Analysis prepared by the Department of Safety and Professional Services.

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ANALYSIS

**Statutes interpreted:** s. 452.137, Stats.

**Statutory authority:** ss. 15.08(5)(b) and 452.137, Stats.

**Explanation of agency authority:**

Each examining board shall promulgate rules for its own guidance and for the guidance of the profession to which it pertains and define and enforce professional conduct and unethical practices not inconsistent with the law relating to the particular trade of profession.

The board shall, by rule, establish the form and terms of the cooperative agreement.

**Related statute or rule:** None

**Plain language analysis:**

This rule requires the cooperative agreement between the licensed real estate broker and the out-of-state broker be in writing utilizing a board approved form. The terms must include the terms of cooperation and out-of-state broker's compensation as well as provide that all client funds in connection with the transaction shall be deposited in a trust account maintained by the Wisconsin licensed broker.

**Summary of, and comparison with, existing or proposed federal regulation:** None

**Comparison with rules in adjacent states:**

**Illinois:** Illinois does not have rules relating to out-of-state cooperative broker agreements.

**Iowa:** Iowa does not have rules relating to out-of-state broker cooperative agreements.

**Michigan:** Michigan does not have rules relating to out-of-state broker cooperative agreements.

**Minnesota:** Minnesota does not have rules relating to out-of-state broker cooperative agreements.

**Summary of factual data and analytical methodologies:**

The Board considered the format and process of other forms utilized by the real estate profession as well as inclusion of the statutory term requirements.

**Analysis and supporting documents used to determine effect on small business or in preparation of economic impact analysis:**

This rule was posted for economic comments for a period of 14 days and no comments were received.

**Fiscal Estimate and Economic Impact Analysis:**

The Fiscal Estimate and Economic Impact Analysis is attached.

**Effect on small business:**

These proposed rules do not have an economic impact on small businesses, as defined in s. 227.114 (1), Stats. The Department's Regulatory Review Coordinator may be contacted by email at Eric.Esser@wisconsin.gov, or by calling (608) 267-2435.

**Agency contact person:**

Sharon Henes, Administrative Rules Coordinator, Department of Safety and Professional Services, Division of Board Services, 1400 East Washington Avenue, Room 151, P.O. Box 8366, Madison, Wisconsin 53708; telephone 608-261-2377; email at Sharon.Henes@wisconsin.gov.

**Place where comments are to be submitted and deadline for submission:**

Comments may be submitted to Sharon Henes, Administrative Rules Coordinator, Department of Safety and Professional Services, Division of Board Services, 1400 East Washington Avenue, Room 151, P.O. Box 8366, Madison, WI 53708, or by email to Sharon.Henes@wisconsin.gov. Comments must be received at or before the public hearing to be held on April 16, 2015 to be included in the record of rule-making proceedings.

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TEXT OF RULE

SECTION 1 Chapter REEB 13 is created to read:

**CHAPTER REEB 13**

**COOPERATIVE AGREEMENT**

**REEB 13.01 Cooperative agreement.** (1) A cooperative agreement between a licensed broker and an out-of-state broker shall be all of the following:

- (a) In writing.
- (b) A form approved by the board pursuant to s. 452.05(1)(b).
- (2) The terms of the cooperative agreement shall contain at least all of the following:
  - (a) The terms of cooperation between the out-of-state broker, any out-of-state salesperson, and the licensed broker.
  - (b) The terms of the out-of-state broker's compensation.
  - (c) Provide that all client funds, as defined in s. 452.13(1)(a), that the out-of-state broker and licensed broker receive in connection with a transaction subject to the cooperative agreement shall be deposited in a trust account maintained by the licensed broker.

SECTION 2. EFFECTIVE DATE. The rules adopted in this order shall take effect on the first day of the month following publication in the Wisconsin administrative register, pursuant to s. 227.22 (2) (intro.), Stats.

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(END OF TEXT OF RULE)  
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## ADMINISTRATIVE RULES Fiscal Estimate & Economic Impact Analysis

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 1. Type of Estimate and Analysis<br><input checked="" type="checkbox"/> Original <input type="checkbox"/> Updated <input type="checkbox"/> Corrected                                                                                                                                                                                                                                                                                                                                                |                                                               |
| 2. Administrative Rule Chapter, Title and Number<br>REEB 13                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                               |
| 3. Subject<br>Cooperative Broker Agreements                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                               |
| 4. Fund Sources Affected<br><input type="checkbox"/> GPR <input type="checkbox"/> FED <input checked="" type="checkbox"/> PRO <input type="checkbox"/> PRS <input type="checkbox"/> SEG <input type="checkbox"/> SEG-S                                                                                                                                                                                                                                                                              | 5. Chapter 20, Stats. Appropriations Affected<br>20.165(1)(g) |
| 6. Fiscal Effect of Implementing the Rule<br><input checked="" type="checkbox"/> No Fiscal Effect <input type="checkbox"/> Increase Existing Revenues <input type="checkbox"/> Increase Costs<br><input type="checkbox"/> Indeterminate <input type="checkbox"/> Decrease Existing Revenues <input type="checkbox"/> Could Absorb Within Agency's Budget<br><input type="checkbox"/> Decrease Cost                                                                                                  |                                                               |
| 7. The Rule Will Impact the Following (Check All That Apply)<br><input type="checkbox"/> State's Economy <input type="checkbox"/> Specific Businesses/Sectors<br><input type="checkbox"/> Local Government Units <input type="checkbox"/> Public Utility Rate Payers<br><input type="checkbox"/> Small Businesses (if checked, complete Attachment A)                                                                                                                                               |                                                               |
| 8. Would Implementation and Compliance Costs Be Greater Than \$20 million?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                   |                                                               |
| 9. Policy Problem Addressed by the Rule<br>The policy problem addressed by the rule is to establish the form and terms of the agreement between a Wisconsin licensed real estate broker and an out-of-state broker.                                                                                                                                                                                                                                                                                 |                                                               |
| 10. Summary of the businesses, business sectors, associations representing business, local governmental units, and individuals that may be affected by the proposed rule that were contacted for comments.<br>This rule was posted for economic comments and none were received.                                                                                                                                                                                                                    |                                                               |
| 11. Identify the local governmental units that participated in the development of this EIA.<br>None. It does not have an impact on local governmental units.                                                                                                                                                                                                                                                                                                                                        |                                                               |
| 12. Summary of Rule's Economic and Fiscal Impact on Specific Businesses, Business Sectors, Public Utility Rate Payers, Local Governmental Units and the State's Economy as a Whole (Include Implementation and Compliance Costs Expected to be Incurred)<br>This rule will not have an economic impact on specific businesses, business sectors, public utility rate payers, local governmental units or the state's economy as a whole. There are no implementation and compliance costs expected. |                                                               |
| 13. Benefits of Implementing the Rule and Alternative(s) to Implementing the Rule<br>The benefit is to provide guidance to Wisconsin licensed real estate brokers and out-of-state brokers as to the requirements for the form and terms of the agreement.                                                                                                                                                                                                                                          |                                                               |
| 14. Long Range Implications of Implementing the Rule<br>The long range implication is Wisconsin licensed real estate brokers and out-of-state brokers will be clear as to the requirements for the form and terms of the agreement.                                                                                                                                                                                                                                                                 |                                                               |
| 15. Compare With Approaches Being Used by Federal Government<br>None                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |
| 16. Compare With Approaches Being Used by Neighboring States (Illinois, Iowa, Michigan and Minnesota)<br>Our surrounding states do not have rules relating to out-of state cooperative broker agreements.                                                                                                                                                                                                                                                                                           |                                                               |
| 17. Contact Name<br>Sharon Henes                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 18. Contact Phone Number<br>(608) 261-2377                    |