

Legislative History for Connecticut Act

HB 8458	PA 378	1971
House 2782 - 2785		(4)
Senate 2315 - 2316		(2)
Insurance + Real Estate 225, 229-232, 249		(6)
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Transcripts from the Joint Standing Committee Public Hearing(s) and/or Senate
and House of Representatives Proceedings

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CONNECTICUT

GEN. ASSEMBLY

HOUSE

PROCEEDINGS

1971

VOL. 14

PART 6b

27A1-3010

Calendar 857, Substitute for House Bill 8458 - An Act
Concerning the Recovery of Commissions Arising out of Real Estate
Transactions.

MR. SPEAKER:

Representative Crockett.

REPRESENTATIVE CROCKETT:

The Clerk has House Amendment Schedule A.

MR. SPEAKER:

Questions on acceptance and passage, will the Clerk call
House Amendment Schedule A.

CLERK:

House Amendment Schedule A offered by Mr. Dice of the 83rd.

Add Section 3 as follows:

Sec. 3. The provisions of this act shall not apply to any
person excepted from the provisions of chapter 392 of the general
statutes, as amended, by section 20-329 of the general statutes
with respect to any acts performed by him which are included in
such exception.

REPRESENTATIVE CROCKETT:

I move adoption of the amendment.

MR. SPEAKER:

Will you remark on the amendment.

REPRESENTATIVE CROCKETT:

The amendment Sec. 3 would actually exempt manager residents
for instance, in morano's west, where a person is the employee
of the owner or the managing director of this real estate. I

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think when I get into the substance of the bill, Sections 1 and 2, I maybe able to clarify this a little bit more.

MR. SPEAKER:

Will you remark further on the amendment. Representative Hannon.

REPRESENTATIVE HANNON:

Those of us who are seated on this side would support the amendment.

MR. SPEAKER:

Further remarks on the amendment. If not, all those in favor indicate by saying Aye. Opposed. The amendment is adopted, ruled technical. Gentleman from the 153rd.

REPRESENTATIVE CROCKETT:

I now move for acceptance of the joint committee's favorable report and passage of the bill as amended by House Amendment Schedule A. Section 1 of this bill says that after passage, no one may start a court action to recover any commission fees or other enumeration in the sale of real estate unless they are licensed by the state of Connecticut as a broker or salesman. Section 2 states that after passage of this bill, no commission's fees or remuneration may recovered in a court of law for real estate transaction unless the full terms of an agreement are signed by both parties, the seller and the broker and the seller. These terms would be in writing with names and addresses of all parties, they would show the date of contract entered into and have the conditions of such contract or authorization.

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