

HCS HB 220 -- REAL ESTATE LICENSEE LIABILITY

SPONSOR: Brandom (Smith, 150)

COMMITTEE ACTION: Voted "do pass by consent" by the Committee on Professional Registration and Licensing by a vote of 20 to 0.

This substitute specifies that a real estate licensee will be immune from liability for statements made by certain expert professionals unless the expert was selected by and engaged by the licensee. A recommendation by a licensee of the person making the statements or the ordering of a report or inspection alone will not constitute selecting or engaging a person.

FISCAL NOTE: No impact on state funds in FY 2012, FY 2013, and FY 2014.

PROPOSERS: Supporters say that the bill gives a real estate licensee a little extra protection by not making him or her responsible for statements made by a person not in his or her employ.

Testifying for the bill were Representative Smith (150); and Missouri Association of Realtors.

OPPOSERS: There was no opposition voiced to the committee.