

SB 1513 STAFF MEASURE SUMMARY

Senate Committee On Commerce and General Government

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Meeting Dates: 2/4, 2/9

WHAT THE MEASURE DOES:

The measure permits a real estate team to use the terms “realty,” “real estate,” or use a name that is identical to the registered business name until July 1, 2027. The measure declares an emergency and becomes effective upon passage.

Fiscal impact: May have fiscal impact, but statement not yet issued

Revenue impact: May have revenue impact, but statement not yet issued

ISSUES DISCUSSED:

- Updates to real estate statutes in House Bill 3137 (2025)
- Establishment of regulatory framework for real estate teams
- Prohibition on use of terms in the names of real estate teams to prevent consumer confusion
- Need to change operative date to allow for time for real estate teams to adapt
- Regulation of real estate teams in other states

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

In 2025, House Bill 3137 allowed associated real estate licensees in a main real estate office or in a branch office, to form a real estate team with the approval of the managing principal broker. A “real estate team” is a subdivision of a registered business that performs professional real estate activities and is comprised of one or more real estate licensees operating under a name other than the registered business name. A real estate team was prohibited from including the terms “realty” or “real estate” in the team's name and prohibited from using a name that was identical to the registered business name. The provision became effective January 1, 2026.

The measure delays the operative date prohibiting a real estate team from including the words “realty,” “real estate,” or the name of registered business in the team's name until July 1, 2027 to allow additional time for a real estate office to adjust marketing, branding, and other business communication tools.