

**SB 1513 A STAFF MEASURE SUMMARY**  
**House Committee On Housing and Homelessness**

**Carrier:** Rep. Breese-Iverson

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**Action Date:** 02/26/26

**Action:** Do Pass the A-Eng bill.

**Vote:** 11-0-2-0

**Yeas:** 11 - Andersen, Boice, Edwards, Fragala, Gamba, Helfrich, Levy E, Marsh, Ruiz, Wise, Wright

**Exc:** 2 - Breese-Iverson, Mannix

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

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**Meeting Dates:** 2/24, 2/26

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**WHAT THE MEASURE DOES:**

The measure specifies July 1, 2027, as the operative date for the prohibition on a real estate team using the terms “realty” or “real estate” in its name or using a name identical to the registered business name. The measure declares an emergency, effective on its passage.

**ISSUES DISCUSSED:**

- Implementation timeline for provisions enacted in House Bill 3137 (2025)
- Restrictions on certain terms intended to prevent potential consumer confusion
- Extension of the operative date for compliance

**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 composed 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 its name and from using a name that was identical to the registered business name. The provision became effective on January 1, 2026.