

HOUSE REPUBLICAN STAFF ANALYSIS

Bill:	Senate File 314	House Committee:	PASSED March 31 (18-0)
Committee:	State Government	House Floor:	PASSED May 8 (84-0)
Floor Manager:	Representative Hora	Senate Floor:	PASSED March 11 (47-0)
Date:	May 14, 2025	Governor:	SIGNED May 14
Staff:	Jason Covey (1-3626)		

Real Estate Brokerage Agreements

- Cleanup from last year's real estate brokerage agreement bill to clarify which properties are exempt from the required agreements.
- Clarifies that license applications allow for changing between salesperson and a broker license.

Section by Section Analysis

Section 1 – Application forms (Iowa Code 543B.16(4))

NEW SUBSECTION – Application forms provided by the real estate commission shall allow applicants to apply between real state salesperson or a real estate broker license and allow the selection of the effective date for the license.

Section 2 – (Iowa Code 543B.56A(3))

Amends code to clarify that brokerage agreements do not apply to potential buyers who attend an auction, a property with more than 4 dwelling units, or a property not intended for human habitation.