



House Bill No. 7178

Public Act No. 19-158

AN ACT CONCERNING DISCLOSURES BY REAL ESTATE BROKERS AND SALESPERSONS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 20-325d of the general statutes is repealed and the following is substituted in lieu thereof (*Effective January 1, 2020*):

(a) On and after January 1, [2018] 2020, a real estate broker or real estate salesperson licensed under this chapter who represents a seller [.] or lessor [, prospective purchaser or lessee] in a commercial real estate transaction in this state or a real estate transaction involving residential real property, as defined in section 20-325c, shall disclose, in writing, the identity of his or her client to any prospective purchaser or lessee of such real estate or real property who is:

(1) A party to the transaction; [who is not] and

(2) Not represented by another real estate broker or real estate salesperson licensed under this chapter.

(b) The real estate broker or real estate salesperson shall make the disclosure required under subsection (a) of this section [: (1) If the transaction concerns residential real property, as defined in section 20-325c, (A) at the beginning of the first personal meeting concerning the

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prospective purchaser's or lessee's specific needs in the transaction, or (B) at the beginning of the first personal meeting with the seller or lessor concerning the seller's or lessor's real property; or (2) if the transaction is a commercial real estate transaction, as defined in section 20-311,] before the prospective purchaser or lessee signs [the] a purchase contract or lease as part of the transaction. Such disclosure shall be signed by [a] such prospective purchaser or lessee and attached to any offer or agreement to purchase or lease signed by [a] such prospective purchaser or lessee as part of such transaction.

(c) The Commissioner of Consumer Protection [shall] may adopt such regulations, in accordance with chapter 54, as the commissioner deems necessary to carry out the provisions of this section.