

Region 31 Winter 2023 Meetings

Professional Standards Committee

No Action Items

There were 3 Issue Briefing Papers

1. Statewide Professional Standards workgroup

- a. Create online application process for AE's to fill out if interested in participating
- b. Hire a consultant to oversee
- c. Create systems and templates
- d. Onboard participating Associations
- e. Administration of case, possible fine collection

2. New Procuring Cause Guidelines

- Background Buyer Broker Task Force initiated 2022 Recommendation BRBC
- Many changes in Legal Q&A in recent months

Effective Results It all comes down to fact patterns

- a. Fact 1 Written Agreement- BRBA not all inclusive but a strong indicator
- b. Fact 2 Open House – i.e. Buyer has been shown property by Intro Broker, but Intro Broker has no agency agreement with Buyer. Buyer goes alone to Closing Broker's open house, which was previously shown by Intro Broker. Buyer asks Closing Broker to write an offer for Buyer. Closing Broker successfully does so, without inquiring about any prior agency relationship with other agents.
- c. Fact 3 Closing Broker induces buyer to leave Intro Broker
- d. Fact 4 Intro Broker Prior offer failed

3. Disciplinary Complaint Template