

# MAINE STATE LEGISLATURE

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# N I N E T Y - S I X T H     L E G I S L A T U R E

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## Legislative Document

No. 14

S. P. 26

In Senate, January 14, 1953

Referred to the Committee on Business Legislation, sent down for concurrence and ordered printed.

CHESTER T. WINSLOW, Secretary

Presented by Senator Kavanagh of Androscoggin.

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## STATE OF MAINE

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IN THE YEAR OF OUR LORD NINETEEN HUNDRED  
FIFTY-THREE

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### AN ACT Relating to Real Estate Brokers and Salesmen.

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Be it enacted by the People of the State of Maine, as follows:

**Sec. 1. R. S., c. 75, § 2, sub-§§ I, III, amended.** Subsections I and III of section 2 of chapter 75 of the revised statutes are hereby amended to read as follows:

**'I.** A "real estate broker" is any person, firm, partnership, association or corporation who for a compensation or valuable consideration sells or offers for sale, buys or offers to buy, or negotiates the purchase or sale or exchange of real estate, **or listing for sale or soliciting for a listing for sale of real estate**, or who leases or offers to lease, or rents or offers for rent, any real estate or the improvements thereon for others, as a whole or partial vocation.'

**'III.** A "real estate salesman" is any person who for a compensation or valuable consideration is employed either directly or indirectly by a real estate broker to sell or offer to sell, or to buy or offer to buy, or to negotiate the purchase or sale or exchange of real estate, **or listing for sale or soliciting for a listing for sale of real estate**, or to lease, to rent or offer for rent any real estate, or to negotiate leases thereof, or of the improvements thereon, as a whole or partial vocation.'

**Sec. 2. R. S., c. 75, § 4, amended.** Section 4 of chapter 75 of the revised statutes, as amended, is hereby further amended to read as follows:

**'Sec. 4. Qualifications for license.** Brokers' licenses shall be granted only to persons who are 21 years of age or over **and a citizen of the United States.** Licenses shall be granted only to persons who are trustworthy and competent to transact the business of a real estate broker or real estate salesman in such manner as to safeguard the interests of the public, and only after satisfactory proof has been presented to the commission. The applicant must be a person whose application has not been rejected in this or any other state within 6 months prior to date of application, or whose real estate license has not been revoked in this or any other state within 2 years prior to date of application. Prior conviction for embezzlement or obtaining money by false pretense shall be, among others, sufficient grounds for denying a license.

**Every applicant for a broker's license shall have served a bona fide apprenticeship as a licensed real estate salesman for 1 year under the supervision of a licensed real estate broker, or produce satisfactory evidence of real estate experience equivalent thereto.'**

**Sec. 3. R. S., c. 75, § 7-A, additional.** Chapter 75 of the revised statutes, as amended, is hereby further amended by adding thereto a new section to be numbered 7-A, to read as follows:

**'Sec. 7-A. Contract and closing statement.** No broker shall negotiate the sale or lease of real property unless under the terms of a written contract. After the completion of such sale or lease the broker shall present each of the principal parties with a written closing statement, showing the financial details of the entire transaction.'