



# BOUNDARY LINES

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## Chairman's Corner



As I reflect on my year serving as Chairman of the Louisiana Real Estate Commission in 2018, the quality and active participation of my fellow Commissioners has been a blessing. Always eager to jump in and amicably debate the issues of the day while focused on the best interests of consumers and our industry, your Commissioners made my job easy. Supported by an excellent staff who provided whatever resources and information necessary for our Commission to make informed decisions, your Commission moved forward on many pressing issues including:

- Implementation of new strategic plan objectives
- Implementation of online continuing education reporting system
- Implementation of new interactive website (LREC.gov)
- Partnered with Louisiana Interactive to move to 100% paperless online systems in 2019
- Clarified rules including new Property Management section
- Implemented important changes to our Purchase Agreement & Property Disclosure forms
- Reduced licensee E&O insurance premiums by 30% with no increase in license fees

While our industry continues to evolve with new challenges, new business models, and new opportunities, your Louisiana Real Estate Commission will continue to work toward maintaining our leadership status as one of the best real estate regulatory bodies in the nation!

Thank you for the opportunity to serve. Merry Christmas and a happy and prosperous New Year to all!

Sincerely,

**Steven Hebert, Chairman**

# In Memory

## Carol Ann Evans Richard

*It is with great sadness that the Louisiana Real Estate Commission acknowledges the passing of long-time employee Carol Richard. Ms. Richard served the LREC from 2002 until the time of her passing. During her time with the LREC, she worked for the enhancement of the Education Division.*

*Ms. Richard was a woman who touched many lives and will be deeply missed by all who knew her.*



Carol Ann Evans Richard, a resident of Baton Rouge passed away December 2, 2018, at Our Lady of the Lake Regional Medical Center at the age of 79.

She was born in Baton Rouge on February 12, 1939. She is survived by her children, Keith Richard (Carol Ann Monjure), Karen Fontenot (Bret Fontenot), and Kraig Richard (June Vance), grandchildren, Kyle Joseph Butler (Christi Hines), Christopher Ryan Butler (Lynsy Grimmer), and Cade William Butler, step-grandchildren, Anthony Marc Vance (Allie) and Shawn Dupree, great-grandchildren, Nolan Butler, Makayla and Katie, sisters, Madge Moreau and Carmen Peay, brother, Bill Evans, former husband, Buddy Richard, and numerous nieces and nephews.

She is preceded in death by her parents, Hazel Wilkinson Evans and William Alfred Evans, Sr., brother, William Alfred Evans, Jr., and mother-in-law, Inez Dupuy Richard.

Mrs. Richard worked for Louisiana State Police Bureau of Criminal Identification from July 1, 1971, to May 31, 1999. She also worked for the Louisiana Real Estate Commission from January 1, 2002, until she retired on May 6, 2011, and then continued to work part-time until her death.

She was Past Matron of Myrtle Celeste Chapter 231 Order of the Eastern Star, a member of Broadmoor United Methodist Church and served as a Greeter since 1994, served as secretary and treasurer for the Louisiana Division of the International Association for Identification from 1985-2004, she was also a member of the International Association for Identification, the Arkansas Division of the International Association for Identification, and the Louisiana Association of Scientific Crime Investigators. She leaves behind her best friend for over 50 years, Sibyl Guidry.



# Licensing

## Renew Your License Now!

As a licensee, remembering to renew your license is of utmost importance. Your license is what allows you to buy, sell, and manage real estate on behalf of others in Louisiana. Having your license lapse officially removes those rights from you immediately. As it stands, there is no grace period for renewal. **After midnight on December 31 your license expires.**

At that point, licensees are prohibited from practicing real estate for a commission or fee. Licensees still have until March 31 to renew their license, though delinquent fees do apply.

When a licensee continues to practice real estate after failing to renew their license on time they are violating Louisiana License Law. If an agent's sponsoring broker pays an unlicensed person commissions without verification of their license status they are violating Louisiana License Law. These violations of the law leave agents and brokers subject to censure, suspension/revocation, fines, or requirement of additional education.

Don't risk your license, renew on time!

- To renew your license(s) online, check your past payments, education record, or print out a paper renewal, you can log in to your MyLREC Portal by visiting the [LREC website](#).
  - Click on Current Licensees
  - Select your license type from the sidebar
  - Click on MyLREC Portal
  - Log on with your User ID and Password, which can be found at: <https://lrec.gov/lrec-userpassword/>

## Know Your Status

You can use the Individual Licensee Search and Brokerage Firm/Company Search tools on [lrec.gov](#) to check the renewal status of licenses. Each search result will include information on the current status of the license. While some license status categories are self-explanatory, further explanation is required of some, as indicated below:

- **Pending enforcement** means that the renewal is blocked until you clear up an enforcement issue. Licensees can email [enforcement@lrec.gov](mailto:enforcement@lrec.gov) to address issues.
- **2019 Renewal application emailed to licensee** means that the renewal has been sent to the licensee for completion.
- **Renewal application NOT processed due to ERROR** means that a renewal has been processed, but the license has not been issued due to errors such as missing documentation or fees
- **Ready to print** means that a renewal application has been received and processed by the LREC, and the license is in the queue to print.
- **Sponsor not renewed** means that the licensee's sponsoring broker has not completed their renewal.



## Streamlined CE Reporting

The Louisiana Real Estate Commission has partnered with StateReporting.com to provide continuing education management services. The services provided by StateReporting.com are completely optional and free for licensees to use.



On StateReporting.com, licensees can find LREC-approved courses and course schedules and track their course completions. Licensees will still be able to view their current education transcript on the LREC website at [lrec.gov](http://lrec.gov) by logging in to their MyLREC Portal.

The LREC's partnership with StateReporting.com will simplify and streamline the continuing education reporting process, which will result in faster updates to licensees' transcripts. In addition, StateReporting.com provides a Course Lookup tool, which allows licensees to search for courses relevant to their license type, field of work, and that will fit their personal schedule.

Licensees should visit [www.StateReporting.com](http://www.StateReporting.com) to set up their free account and begin tracking compliance with the LREC's education requirements.

If you need any assistance with setting up your account or general questions about StateReporting.com, please feel free to contact their customer support by calling (855) 261-9808, emailing at [support@statereporting.com](mailto:support@statereporting.com), or taking advantage of the live chat feature on their website.

## Continuing Education - Time is Running Out!

All active real estate licensees must complete 12 hours of approved continuing education coursework, including the LREC mandatory course topic, each year to be eligible to renew their license for the next year. Continuing education courses are available through LREC-certified real estate vendors.

The 2018 Mandatory Course Topic is ***Real Estate Best Practices***. This course should not be confused with similar courses of the same name. Be specific and request a 2018 mandatory course topic. There is no 2018 Broker Mandatory requirement. Brokers and salespersons must take the above-listed course and eight hours of Commission-approved electives.

In the year that their license is issued an initial licensee will only be required to complete the mandatory course mentioned above. This does not relieve the licensee of the 45-hour post-licensing education requirement if it falls due within the year the license is issued.

# Investigator's Desk

## Adjudication Notices

At a formal adjudicatory hearing held on September 12, 2018 the Louisiana salesperson's license issued to **Gary S. Williams** was revoked for failure to account for clients funds (LSA-R.S. 37:1455.A.(4), commingling client funds with personal funds (LSA-R.S.37:1455.A.6), failing to turn over funds to sponsoring broker (LSA-R.S.37:1455.A.17), accepting compensation for real estate activity from someone other than his broker (LSA-R.S. 37:1446.F.), and failing to include an expiration date on a purchase agreement (LSA-R.S. 37:1449.C.). He was also ordered to pay the administrative costs of the hearing.



At a formal adjudicatory hearing held on November 14, 2018 the Louisiana real estate broker's license issued to **Eunice Ben** was suspended for one year for failure to account for clients funds (LSA-R.S. 37:1455.A.4), failure to properly disburse client funds (LSA-R.S. 37:1455.A.5), commingling client funds with personal funds (LSA-R.S.37:1455.A.6), failed to maintain copies of documents in accordance with LSA-R.S. 37:1449.E. and failed to have a rental trust account (Chapter 27, Subsection 2701.B.). She was also ordered to pay the administrative costs of the hearing.

## Holiday Office Closures

By order of Governor John Bel Edwards, the Louisiana Real Estate Commission Office will be closed on the following days during renewal season:

**Monday, December 24** - Christmas Eve

**Tuesday, December 25** - Christmas Day

**Monday, December 31** - New Year's Eve

**Tuesday, January 1** - New Year's Day



# Tech Tip

## Website Access Issues for AT&T Users

The LREC has received complaints from some users about connectivity issues with our new website, [lrec.gov](http://lrec.gov).

We have been able to pinpoint the issue to users connecting via internet service provided by AT&T. Unfortunately, AT&T will not take action to correct the issue unless they receive complaints directly from their clients.

If you are an AT&T user, please contact AT&T support at 800-288-2020 when experiencing issues with the LREC site. The more clients who complain to AT&T, the more likely they will be able to identify and correct the issue.



*Follow us for updates*

## Commissioners & Contributors

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Executive Director

**Ryan Shaw**  
Editor