



# BOUNDARY LINES

A LOUISIANA REAL ESTATE COMMISSION MONTHLY NEWSLETTER

## REAB NEWS

### Fellow Agency, REAB, Hires Appraisal Investigator

The Louisiana Real Estate Appraisers Board is excited to announce a new addition to its team. Tad Bolton of Baton Rouge has been hired as the new Appraisal Compliance Investigator. Mr. Bolton will handle complaints and concerns dealing with all aspects of real estate appraisal, including Appraisal Management Companies (AMCs). He will also be tasked with working with the Appraisers Board to continue the development of rules and regulations regarding the AMCs.

Last year, Governor Bobby Jindal signed Act 114, also known as the AMC Fee Bill, into law

Cont'd on pg. 2

## Chairman's Corner



As the 2012 Chairman of the Louisiana Real Estate Commission, I look forward to working with my fellow Commissioners, licensees and the public we serve in meeting the regulatory challenges ahead. Protecting the public interest in all real estate transactions remains our guiding principle in all that we do. Under the leadership of 2011 Chairman, Frank Trapani, we embarked on an aggressive journey to clearly define LREC objectives and implement strategies to move LREC to the forefront of real estate regulatory bodies nationwide. It is my pledge to build upon that foundation.

Promoting relevant, timely, and quality education for our licensees will continue to be a core function of our LREC mission. The foundation was laid in 2011 with the passage of new continuing education course approval guidelines, termination of outdated course offerings and the establishment of a special working committee that included Commission Members, education providers, and REALTORS®. I will continue to seek input from all

Cont'd on pg. 2

## THIS ISSUE

REAB:  
New Investigator

Licensing:  
Background Checks

Chairman's  
Corner

Chairman Trapani:  
A Thank You

Investigator's Desk

Take our Survey!



**cont'd New Investigator (below)  
cont'd Chairman's Corner (right)**

after passing in the House and Senate during the 2011 Regular Session. The bill gave the Louisiana Real Estate Appraisers Board the authority to charge a fee for AMCs to register and renew their licenses to practice appraisal management in Louisiana. These funds support the proper regulation of AMCs in the state, making them a regulated practice, much like other practices in the Louisiana real estate industry.

We at the LREC are excited in working together with the Appraisers Board to ensure the proper growth of the Louisiana real estate industry.

**- Lester Patin**

# THANKS FRANK

This past month, Commissioner Frank Trapani stepped down from the seat of Chairman at the Louisiana Real Estate Commission. We would like to take this time to thank him for his diligence this past year in making sure that the Commission functioned properly and effectively.

As Chairman, Mr. Trapani oversaw vast changes through advertising reform and the implementation of the Cite & Fine system.

Thank you, Commissioner Trapani for your year as Chairman and your continued service as a Commissioner.



stakeholders as we strive for continuous improvement. Take a moment and complete the survey in this newsletter, as to what topic(s) you would find helpful, as we plan mandatory continuing education for next year and beyond.

Providing quality education courses addresses only half the issue. Ensuring a knowledgeable, qualified instructor is there to teach a specific course is also a necessity. At our February 16, 2012 meeting, your Commission will be reviewing an entirely new instructor approval process to make sure licensees can actually improve their knowledge and skills through improved course offerings delivered by a qualified instructor.

Better utilization of technology to serve the public and licensees in their transactions and interaction with LREC will soon become a very visible example of our drive to streamline, modernize and become user friendly to all stakeholders. I will be working with my fellow Commissioners and LREC staff toward 100 percent online capability for all transactions, reporting and compliance functions. Although LREC will continue to provide paper copies of services, the move toward finding digital solutions will reduce costs, minimize human error and greatly improve response time. A key component in our IT strategy is the upgrade of our website which will be unveiled within the coming months. This user-friendly upgrade will not only provide a one-stop shop for all LREC transactions, but will enhance our ability to timely communicate. Follow LREC on Facebook and Twitter to stay on top of new developments!

While we work on these and other issues in 2012, please let us know your ideas and thoughts on how we might improve in our mission.

**- Tim Flavin**



## Practicing Without a License

The Investigation Division issued 48 advertising citations in the month of January. The majority of these citations were issued on advertisements in which a team name appeared but the advertisement failed to individually list the team members' names as required by LREC Rule 2501.G.3. Additional citations were issued for advertisements placed on Craigslist which failed to include the proper identifying information.

Over the next several weeks, the Investigation Division will begin contacting licensees who acknowledged in their delinquent affidavit that they conducted real estate activity prior to

renewing their license. The Investigation Division will require the sponsoring broker and licensee to provide a written response outlining the activities they conducted while being unlicensed. The Investigation Division will also conduct a random audit of licensees who provided delinquent affidavits attesting to the fact that they did not conduct real estate activity while being unlicensed. These licensees, if found guilty of actually practicing real estate while unlicensed, will face greater sanctions and could potentially be charged with filing false documents with the Louisiana Real Estate Commission.

- Robert Maynor

## Background Checks Required for New Applicants

By order of the Louisiana Real Estate Commission, beginning January 1, 2012, all applicants for a real estate license must provide a criminal background history, as part of the initial application process.

In addition to confirming the validity of information provided in the initial license application, background checks can serve to reduce the liability of sponsoring brokers. Hiring someone

with a criminal history could prove problematic in an industry where handling money and access to financial information is commonplace. In keeping with current procedure, applicants flagged



by the background check must appear before the Commission before the issuance of a license can be considered.

To ensure that information is received in a standard, consistent format, with a level of quality that adequately meets the new requirement, the LREC has contracted with Acxiom Information Security Services to conduct criminal background history checks on each initial license applicant. This includes salesperson licensees applying for a broker license.

For additional information, see the licensing tab at [www.lrec.state.la.us](http://www.lrec.state.la.us).

- Stephanie Boudreaux



# What Do You Want to Learn in 2013? Take Our Survey!

We're starting on the right foot for 2012 by gathering ideas for the 2013 Mandatory Topic for real estate education hours long before the topic must be decided. But we want your input! What do you think would be an educational asset in

the coming years? What would you like to learn? Click the link below to take our survey and tell us what you think!

[Click Here to Take Survey!](#)

Follow us for all the latest updates!



## Commissioners & Contributors



**Bobby Jindal**  
Governor

**Judy Songy (LaPlace)**  
Commissioner

**Timothy J. Flavin (Lake Charles)**  
Chairman

**James Gosslee (Shreveport)**  
Commissioner

**Patrick T. Caffery, Jr. (New Iberia)**  
Vice Chairman

**Archie Carraway (Oak Grove)**  
Commissioner

**Paul Burns (Baton Rouge)**  
Secretary

**Frank Trapani (New Orleans)**  
Commissioner

**Mike Bono (Lake Charles)**  
Commissioner

**Robert Maynor**  
Contributor

**Rod Noles (Alexandria)**  
Commissioner

**Cynthia Stafford (Gonzales)**  
Commissioner

**Stephanie Boudreaux**  
Contributor

**Sterling Joe Ory (New Orleans)**  
Commissioner

**Bruce Unangst**  
Executive Director

**Lester Patin**  
Editor

**Arlene Edwards**  
Legal Counsel

