



BOUNDARY LINES

August-November 2015 Volume 48, No. 6

Chairman's Corner



As 2015 draws to a close I want to extend my heartfelt appreciation to my fellow commissioners, our licensees, and all stakeholders in making my job as your 2015 chairman a productive and enjoyable experience. Our goal of being the best real estate commission in the nation will always remain a challenging work in progress, however, we can look back with pride over the past 12 months with some notable accomplishments.

Following months of research, analysis, and discussion, a new Strategic Plan was formally adopted with progress toward implementation of many strategic objectives already achieved. Three key components of this plan involved continuing fiscal responsibility, investment in technology, and improving the delivery and administration of our licensing and continuing education programs.

I am pleased to report that the mortgage on our administrative office facility has now been paid off and your commission is now debt free! The annual legislative audit report once again gave your commission a totally clean bill of health attesting to the responsible stewardship practiced by commission members. This has enabled us to hold the line with no increase in renewal fees or E & O insurance for our licensees.

Our focus on developing and utilizing new technology to improve our responsiveness to you and promote internal efficiencies remains strong. An entirely new licensing management software system was developed over the last several months and will undergo final testing and "debugging" through the 2015 renewal cycle. It is anticipated that complete conversion to this "state of the art" program will occur during the first quarter of 2016.

As a first step in upgrading our licensing courses, a new and updated Broker Responsibility course will be rolled out by our licensed vendors January 1st. Work will then begin in earnest on our salesperson licensing courses immediately after the holidays. Working with our school and vendor partners, new continuing education course and instructor approval procedures have also been finalized to take effect January 1st, which will reduce vendor and/or staff error in making sure your CE course credits are posted timely and accurately. Instructor Development Workshops are now being held around the state to improve delivery of better course content to our professional adult learners.

Incoming chairperson Lynda Nugent Smith has played a key role in all commission activity and I look forward to officially passing her the chairwoman's gavel for 2016. Commissioner Smith has earned the admiration and respect of all Commission Members as we roll up our sleeves in January to help her lead the way.

Merry Christmas and a blessed New Year!

Chairman James Gosslee

Investigator's Desk

July 1 - November 30 Citations

A salesperson in Metairie was issued advertising citations for failing to include her brokers name & telephone number and failing to disclose the brokerage is independently owned and operated. This salesperson also failed to include the city and state in which the broker's office is located and the regulatory jurisdiction in which the broker holds his license, in violation of Chapter 25, Subsection 2501.F., 2509 & 2515.C.3.&4. of the Rules and Regulations of the Commission.

Two salespersons in Arabi were issued advertising citations for including the term "real estate" in their team name. The following information was also left out of the advertisement: the name and telephone number of the sponsoring broker, that the brokerage is independently owned and operated, the city and state in which the broker's office is located, and it failed to contain the regulatory jurisdiction in which the broker holds his license, in violation of Chapter 19, Subsection 1905.A.1 & Chapter 25, Subsection Section 2501.F. 2509, 2515.C.3. & 4. of the Rules and Regulations of the Commission.

A salesperson in Ponchatoula was issued advertising citations for failing to include her broker's name & telephone number in an advertisement. This advertisement also did not contain the city and state in which the broker's office is located and the regulatory jurisdiction in which the broker holds a license, in violation of Chapter 25, Subsection 2501.F., and Subsection 2515.C.3.&4. of the Rules and Regulations of the Commission.

A salesperson from St. Francisville, failed to include her broker's name and telephone number in an advertisement, in violation of Chapter 25, subsection 2501.B. of the Rules and Regulations of the Commission.

A salesperson from Shreveport, failed to include her broker's phone number, in violation of Chapter 25, subsection 2501.B; failed to disclose that the agency was independently owned and operated, in violation of Chapter 25, subsection 2509; and failed to indicate dates in printed ad, in violation of Chapter 25, subsection 2507.

A salesperson in the Lake Charles area was issued an advertising citation for failing to include her name as licensed with the Commission in an advertisement she placed, in violation of Chapter 25 Subsection 2501 D of the Rules and Regulations of the Commission.

A salesperson in New Orleans was issued an advertising citation for failing to include his brokers name and telephone number in an advertisement he placed on Craigslist, in violation of Chapter 25, Subsection 2501.F. of the Commission's Rules and Regulations.

A salesperson in Shreveport was issued advertising citations for failing to include the telephone number of his sponsoring broker and failing to disclose that the brokerage is independently owned and operated, in violation of Chapter 25, Subsection 2501.F. & Subsection 2509 of the Rules and Regulations of the Commission.

A salesperson in Slidell was issued advertising citations for failing to include the name and telephone number of her sponsoring broker, in violation of Chapter 25, Subsection 2501.F of the Rules and Regulations of the Commission.

A salesperson from Baton Rouge failed to advertise as licensed with the Commission. This salesperson used a DBA/Nickname that is not registered, in violation of Chapter 25 Subsection 2501.D of the Rules and Regulations of the Commission.

A Salesperson from Denham Springs, failed to include the regulatory jurisdiction in which her broker holds a license in her internet advertising, in violation of Chapter 25 Subsection 2515.C.4 of the Rules and Regulations of the Commission.

A salesperson in Baton Rouge was issued advertising citations for failing to include the telephone number of the sponsoring broker & while advertising on the internet; failed to include the regulatory jurisdiction(s) in which the broker holds a real estate brokerage license, in violation of Chapter 25, Subsection 2501.F. & 2515.C.4 of the Rules and Regulations of Commission.

A salesperson in Covington was issued a citation for failing to provide a copy of the completed document/contract bearing the signatures of all parties to the transaction within five days after the final signature was affixed to the document, in

July 1 - November 30 Citations continued

violation of Section 1449.B. of the Louisiana Real Estate Commission licensing laws. The salesperson was ordered to pay \$150 as a result of the violation.

A salesperson in Slidell was issued advertising citations for failing to include the telephone number of the sponsoring broker, failing to include the city & state in which the broker's office is located & failing to include the regulatory jurisdiction(s) in which the broker holds a real estate brokerage license, in violation of Chapter 25, Subsection 2501.F. & 2515.C. 3 & 4. of the Rules and Regulations of Commission.

A salesperson in Metairie was issued advertising citations for failing to include the telephone number of the sponsoring broker, failing to include the city & state in which the broker's office is located & failing to include the regulatory jurisdiction(s) in which the broker holds a real estate brokerage license, in violation of Chapter 25, Subsection 2501.F. & 2515.C. 3 & 4. of the Rules and Regulations of Commission.

Two brokers and one salesperson in the Shreveport area were issued advertising citations for failing to include the regulatory jurisdiction in which the broker holds a license and failed to include the city and state of main office in ads placed on the internet. The brokers were in violation of Chapter 25 Subsection 2515. A. 2. & 3. of the Rules and Regulations of the Commission and the salesperson was in violation of Chapter 25 Subsection 2515. C. 3. & 4. of the Rules and Regulations of the Commission.

A broker in Donaldsonville was issued a citation for failure to disburse a sales escrow deposit within 90 days of the closing or having knowledge that a dispute exists, in violation of Chapter 29, subsection 2901.A of the Rules and Regulations. The broker was ordered to pay a fine of \$325 as a result of the violation.

A broker in Mandeville was issued a citation for failure to disburse a sales escrow deposit within 90 days of the closing or having knowledge that a dispute exists, in violation of Chapter 29, subsection 2901.A of the Rules and Regulations. The broker was ordered to pay a fine of \$325 as a result of the violation.

A salesperson in New Orleans was issued a citation for Engaging in real estate activity after the expiration of his 2014 license and prior to renewing his 2015 license, in violation of Section 1442.A and 1455.A.(1). The salesperson was ordered to pay a fine of \$325 as a result of the violation.

Licensing

There is no grace period: Delinquent Renewals

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 censure, suspension/revocation, fines, or requirement of additional education.

Don't risk your license, renew on time!

Tech Tip

Here are some tips to renewing your license online:

- Your login ID and password can be found at <http://www.lrec.state.la.us/user-id-and-password-lookup-77>.
- If you have more than one license to renew, make sure that you log out of the renewal site after you renew the first license and then log in with the credentials of your next license.
- If you need to check your past payments, education record, or print out a paper renewal, you can log in to MyLREC here: <http://www.lrec.state.la.us/pages/mylrec-login/> with the user ID and password that you use for renewals and your LREC-sponsored e-mail.
- If your LREC-sponsored e-mail is not working when you click on messages, you may want clear out your history/temporary internet files and try again.
- When you receive your license, be sure to open it on a PC or Mac laptop or desktop. Apple mobile devices will not support the version of PDF used and the license will appear to be blank.

If you have any questions, feel free to e-mail the LREC IT Department at info_IT@lrec.state.la.us

Follow us for updates



Commissioners & Contributors

James Gosslee (Shreveport)
Chairman

Steven Hebert (Lafayette)
Commissioner

Lynda Nugent Smith (Metairie)
Vice Chairman

Richman Reinauer (Lake Charles)
Commissioner

Evelyn Wolford (New Orleans)
Secretary

Cynthia Stafford (Gonzales)
Commissioner

Paul Burns (Baton Rouge)
Commissioner

Frank Trapani (Kenner)
Commissioner

Jeffrey Donnes (Thibodaux)
Commissioner

Stephanie Boudreaux
Managing Editor

Bruce Unangst
Executive Director

Kelly Ducote (Alexandria)
Commissioner

Ryan Shaw
Editor