

ENROLLED ACT NO. 31, SENATE

SIXTY-FIRST LEGISLATURE OF THE STATE OF WYOMING
2012 BUDGET SESSION

AN ACT relating to real estate licensees; providing for opinions regarding the price of real estate; providing disclaimer language; providing definitions; providing conforming amendments; and providing for an effective date.

Be It Enacted by the Legislature of the State of Wyoming:

Section 1. W.S. 33-28-125 is created to read:

33-28-125. Broker's price opinions.

(a) A licensee may prepare a broker's price opinion:

(i) To a potential seller or third party, recommending a listing price of real estate;

(ii) To a potential buyer or third party, recommending a purchase price of real estate; or

(iii) To any third party, for any purpose permitted by law.

(b) Every printed or electronic broker's price opinion prepared as provided in subsection (a) of this section shall include the statement: "This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained."

Section 2. W.S. 33-28-102(b)(xlv)(intro), (M), (N), by creating a new subparagraph (O), by creating a new paragraph (lxii) and by renumbering (lxii) as (lxiii) and 33-39-103 are amended to read:

33-28-102. Definitions.

ORIGINAL SENATE
FILE NO. 0067

ENROLLED ACT NO. 31, SENATE

SIXTY-FIRST LEGISLATURE OF THE STATE OF WYOMING
2012 BUDGET SESSION

(b) As used in this act:

(xlv) "Real estate activity" occurs when an individual for another and for compensation performs any one or more of the following:

(M) Assists or directs in the negotiation of any transaction calculated or intended to result in the sale, exchange, lease or rental of real estate;~~or~~

(N) Deals in time shares;~~;~~

(O) Provides a broker's price opinion as provided in W.S. 33-28-125.

(lxii) "Broker's price opinion" means an estimate prepared by a licensee that details the probable selling price of real estate and provides a varying level of detail about the real estate's condition, market and neighborhood and information about sales of comparable real estate;

~~(lxii)~~(lxiii) "This act" means W.S. 33-28-101 through 33-28-401

33-39-103. Exemptions.

(a) Except as provided in subsection (b) of this section, this act does not apply to any person who does not hold himself out as, or offer to perform services as, a certified real estate appraiser.

(b) Any licensed real estate licensee shall only provide an opinion as to the price of real estate as provided in W.S. 33-28-125.

ORIGINAL SENATE
FILE NO. 0067

ENROLLED ACT NO. 31, SENATE

SIXTY-FIRST LEGISLATURE OF THE STATE OF WYOMING
2012 BUDGET SESSION

Section 3. This act is effective July 1, 2012.

(END)

Speaker of the House

President of the Senate

Governor

TIME APPROVED: _____

DATE APPROVED: _____

I hereby certify that this act originated in the Senate.

Chief Clerk