



CONNECTICUT
Consumer Protection

Real Estate Regulation Updates

Introductions

STATUTES AND REGULATIONS

- Connecticut General Statutes [Chapter 392](#)
- Connecticut General Statutes [Chapter 416](#)
- Regulations of Connecticut State Agencies [Title 20](#)

- DCP [Summaries of Changes](#)
 - [Statutes](#), effective April 1, 2024
 - [Regulations](#), effective December 27, 2024
 - [Advertising Regulations](#), effective December 27, 2024

CHANGES TO REGULATIONS

- Specific Forms Removed
- Structural Changes
 - 20-314 no change
 - 20-314a repealed
 - 20-319 repealed
 - 20-325c no change
 - 20-325d amended
 - 20-327b repealed
 - 20-328 amended and expanded
 - 20-329m no change

CHANGES TO REGULATIONS

- Substantive changes
 - Real Estate Licensee
 - Disclosures to Unrepresented Parties
 - Dual and Designated Agency Disclosure
 - Advertising
 - Schools and Course
 - Housing Discrimination
 - Document Retention
 - Residential Property Condition Report

STATUTORY DEFINITIONS

- CGS Sec. 20-311. Definitions

- (1) Advertising

- disseminating, publishing or causing to be posted by way of any
 - (i) print media, including, but not limited to, outdoor signage and periodicals,
 - (ii) audio or video broadcast, streaming or other electronic dissemination, or
 - (iii) written or photographic material disseminated or posted via online, telephonic notification, electronic mail or other electronic means

- (31) Supervising licensee

- real estate broker responsible for controlling and supervising another real estate licensee or team

CHANGES TO REGULATIONS

- Advertising
 - separate sections for supervised and supervising licensees
 - new sections for print, social media, and internet sites
 - individuals and teams cannot imply they are a business entity, unless licensed as business
 - groups cannot imply they are teams, unless registered as one

CHANGES TO REGULATIONS

Schools and Courses

- New Statutes
 - Schools and Courses must be registered
 - Instructors must be qualified
 - Course format (in-person, live online, asynchronous)

CHANGES TO REGULATIONS

Schools and Courses

- New Regulations
 - 20-314a and 20-319 combined and moved to end of 20-328
 - Mandatory Continuing Education Course
 - pre-licensing courses cannot be held at real estate office
 - schools must retain complete records for three years
 - after three years, burden of proofs shifts to licensee
 - Comm'n no longer approves course advertisements or locations

Other Topics



Continuing Education and Reciprocity

- Reciprocity only applies to license application, not continuing education
- Continuing Education for CT must be completed using CT-approved courses only
- Approved courses are listed on DCP website



Referral Status

- “Referral status” is not a license status



Payments to Salesperson

- All payments must be made out only to salesperson, not any unlicensed business name



Licensee Names & Entities

- Salespeople cannot advertise as an entity or DBA
 - They may only use the name on their license or an approved nickname



Custodial Broker

- Online form
- Requires support documentation

Questions