

Bill No. 10 of 1933.

A BILL TO AMEND THE REAL ESTATE AGENTS'
LICENSING ACT.

NOTE.

Section 2 of this Bill has the effect of extending the prohibition against acting as a real estate agent or a real estate salesman without a license to the holding out by any person of himself as a real estate agent or a real estate salesman, and defines what constitutes a holding out.

Section 3 of the Bill provides that no license shall be issued to a corporate body which does not at the time of application maintain a permanent office in the Province or to any other person who has not had his usual place of abode in the Province for at least one month before the date of his application, and also provides that every real estate agent shall keep proper books which are subject to inspection.

Section 4 of the Bill provides definitely that the suspension of the license automatically follows upon the happening of the events mentioned in the section.

R. ANDREW SMITH,
Legislative Counsel.

(This note does not form any part of the Bill and is offered merely as a partial explanation of some of its provisions.)

BILL

No. 10 of 1933.

An Act to amend The Real Estate Agents' Licensing Act.

(Assented to _____, 1933.)

HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of Alberta, enacts as follows:

1. This Act may be cited as "*The Real Estate Agents' Licensing Act Amendment Act, 1933.*"

2. *The Real Estate Agents' Licensing Act*, being chapter 67 of the Statutes of Alberta, 1929, is hereby amended as to section 4 thereof—

(a) by striking out subsection (1) thereof and by substituting therefor the following:

"**4.**—(1) No person who is not the holder of a subsisting license shall either act or hold himself out as a real estate agent or real estate salesman in the Province";

(b) by adding at the end of the said section the following new subsection:

"(4) For the purposes of this Act a person shall be deemed to be holding himself out as a real estate agent or real estate salesman, as the case may be, who, either orally or by means of any sign, advertisement, circular, card or letter of any kind or description, solicits or offers to transact any of the business of a real estate agent or real estate salesman, as the case may be."

3. The said Act is further amended as to section 6 thereof by adding at the end thereof the following new subsections:

"(2) No license shall be issued under this Act to any person other than a corporate body who has not had his usual place of abode in the Province of Alberta for at least one month before the date of his application for a license or to any body corporate which does not at the time of the application for a license maintain a permanent office in the Province of Alberta.

"(3) Every real estate agent shall keep at his place of business in the Province a proper set of books relating to every transaction relating to his operations as a real estate agent.

"(4) The Superintendent or any person authorized by him in writing is hereby empowered at all reasonable times

to demand the production of and to inspect all or any of the books mentioned in subsection (3) of this section, and all or any documents relating to any sale, exchange or purchase of real estate effected by any real estate agent, and it shall be the duty of any person who has the custody, possession or control of any such books or documents to produce and permit the inspection of any such books and documents by the Superintendent or person authorized by him on demand."

4. The said Act is further amended as to section 8 thereof by striking out the words "such license shall be suspended," where the same occur therein, and by substituting therefor the words "such license shall thereupon be *ipso facto* suspended."

5. This Act shall come into force on the day upon which it is assented to.

No. 10.

THIRD SESSION
SEVENTH LEGISLATURE
23 GEORGE V
1933

B I L L

An Act to amend The Real Estate
Agents' Licensing Act.

Received and read the

First time.....

Second time

Third time

HON. MR. REID

EDMONTON:
W. D. McLEAN, KING'S PRINTER
1933