



# TEXAS REAL ESTATE COMMISSION

---

Mailing Address: P.O. Box 12188 • AUSTIN, TEXAS • 78711-2188

Phone: (512) 459-6544 Fax: (512) 465-3910

World Wide Web: <http://www.trec.state.tx.us>

## PRESS RELEASE

### COMMISSION VOTES FOR FURTHER OVERSIGHT OF INTERNET ACTIVITIES

#### FOR MORE INFORMATION CONTACT:

Ron Servis  
Texas Real Estate Commission

#### FOR IMMEDIATE RELEASE:

Monday, June 7, 1999

In a major policy change, the Texas Real Estate Commission (TREC) voted today to extend licensing requirements and oversight of real estate brokerage activities to those who directly contact Texas consumers from out-of-state by way of the Internet or other means. The vote came on a proposed amendment to current rules defining the circumstances under which real estate broker or salesperson licenses are required.

Commissioners conducted a lengthy discussion of these provisions as part of their ongoing comprehensive rule review process. The amendment was agreed to based upon increasing utilization of the Internet and other methods of communication from outside the state for solicitation or transaction of real estate business with Texas consumers. Internet web sites, for instance, can be produced somewhere other than Texas, but can be misleading to consumers who believe that they are dealing with persons or firms that are physically located within the state and licensed by TREC. In response to new trends in business technology, the Commission previously adopted other rule amendments last February that applies its required standards governing real estate advertising to communication by way of the Internet, through E-mail, and similar electronic means.

The latest rules adopted today provide that the Texas Real Estate License Act will now apply "to persons acting as real estate brokers or salespersons within this state, regardless of the location of the real estate involved or the residence of the person's customers or clients. For the purposes of the Act, conducting brokerage business from another state by mail, telephone, the Internet, e-mail or other electronic medium is considered acting within this state." Under these requirements, individuals from outside of Texas who engage in brokerage activities with Texas consumers will be required to have a valid Texas real estate license.

In other action at Monday's meeting, the Commission agreed to formally propose and publish for public comment a number of amendments regarding core education requirements for real estate licensees. These rules address several aspects such as daily class length, standards for school accreditation, instructor approval, and course examination requirements.