

**Second Regular Session
Sixty-fifth General Assembly
STATE OF COLORADO**

REVISED

*This Version Includes All Amendments Adopted
on Second Reading in the Second House*

LLS NO. 06-0541.01 Thomas Morris

HOUSE BILL 06-1141

HOUSE SPONSORSHIP

Hall, and Massey

SENATE SPONSORSHIP

Grossman,

House Committees

Business Affairs and Labor

Senate Committees

Business, Labor and Technology

A BILL FOR AN ACT

101 **CONCERNING THE AUTHORIZATION OF AFFILIATED BUSINESS**
102 **ARRANGEMENTS RELATING TO TITLE INSURANCE.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not necessarily reflect any amendments that may be subsequently adopted.)

Authorizes affiliated business arrangements between title insurance companies, title insurance agents, settlement producers, and real estate brokers if the arrangement does not involve compensation for the referral of title insurance business and does not violate existing prohibitions on such entities. Prohibits title insurance companies, title insurance agents, settlement producers, and real estate brokers from requiring the use of an affiliated business arrangement or any particular

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.

Capital letters indicate new material to be added to existing statute.

Dashes through the words indicate deletions from existing statute.

SENATE
Amended 2nd Reading
March 15, 2006

HOUSE
3rd Reading Unamended
February 14, 2006

HOUSE
Amended 2nd Reading
February 13, 2006

settlement producer or provider as a condition of obtaining a settlement service. Specifies that giving or receiving, or attempting to give or receive, remuneration in any form pursuant to any agreement or understanding for the referral of title insurance business is an unfair method of competition and an unfair or deceptive act or practice.

Requires the disclosure of an affiliated business arrangement to the consumer at the time of an initial real estate contract or when the offer to purchase real property is fully executed. Requires title insurance companies, title insurance agents, and real estate brokers to disclose the existence of their affiliated business arrangements to the division of insurance or division of real estate in connection with an application for a new or renewed license.

Authorizes the commissioner of insurance and the real estate commission to promulgate rules to regulate affiliated business arrangements. Specifies that the commissioner of insurance and the real estate commission must consult with one another in the promulgation of these rules. Requires such rules to be at least as stringent as those promulgated pursuant to the federal "Real Estate Settlement Procedures Act". Authorizes the divisions of insurance and real estate to share information derived from investigations of affiliated business arrangements.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** 10-11-102 (1), Colorado Revised Statutes, is
3 amended, and the said 10-11-102 is further amended BY THE
4 ADDITION OF THE FOLLOWING NEW SUBSECTIONS, to read:

5 **10-11-102. Definitions.** As used in this article, unless the context
6 otherwise requires:

7 (1) ~~"Alien title insurance company" means any title insurance~~
8 ~~company incorporated or organized under the laws of any foreign nation,~~
9 ~~or of any province or territory thereof, not included under the definition~~
10 ~~of foreign title insurance company.~~ "AFFILIATED BUSINESS
11 ARRANGEMENT" MEANS AN ARRANGEMENT IN WHICH:

12 (a) (I) A SETTLEMENT PRODUCER OR AN ASSOCIATE OF SUCH
13 PRODUCER HAS EITHER AN AFFILIATE RELATIONSHIP WITH, OR A DIRECT

1 BENEFICIAL OWNERSHIP INTEREST OF MORE THAN ONE PERCENT IN, A TITLE
2 INSURANCE COMPANY OR TITLE INSURANCE AGENT; OR

3 (II) A TITLE INSURANCE COMPANY OR A TITLE INSURANCE AGENT
4 WHO HAS EITHER AN AFFILIATE RELATIONSHIP WITH, OR A DIRECT
5 BENEFICIAL OWNERSHIP INTEREST OF MORE THAN ONE PERCENT IN A
6 SETTLEMENT PRODUCER; AND

7 (b) (I) EITHER THE SETTLEMENT PRODUCER OR THE AGENT OF THE
8 SETTLEMENT PRODUCER DIRECTLY OR INDIRECTLY REFERS SETTLEMENT
9 SERVICE BUSINESS TO THAT TITLE INSURANCE COMPANY OR TITLE
10 INSURANCE AGENT OR AFFIRMATIVELY INFLUENCES THE SELECTION OF
11 THAT TITLE INSURANCE COMPANY OR TITLE INSURANCE AGENT; OR

12 (II) EITHER THE TITLE INSURANCE COMPANY OR THE TITLE
13 INSURANCE AGENT DIRECTLY OR INDIRECTLY REFERS SETTLEMENT
14 SERVICES BUSINESS TO A SETTLEMENT PRODUCER OR ASSOCIATE OR
15 AFFIRMATIVELY INFLUENCES THE SELECTION OF THE SETTLEMENT
16 PRODUCER OR ASSOCIATE.

17 (1.5) "ALIEN TITLE INSURANCE COMPANY" MEANS A TITLE
18 INSURANCE COMPANY INCORPORATED OR ORGANIZED UNDER THE LAWS OF
19 A FOREIGN NATION, OR OF ANY PROVINCE OR TERRITORY THEREOF, NOT
20 INCLUDED UNDER THE DEFINITION OF A FOREIGN TITLE INSURANCE
21 COMPANY.

22 (2.5) "ASSOCIATE" MEANS A PERSON WHO HAS ONE OR MORE OF
23 THE FOLLOWING RELATIONSHIPS WITH A PERSON IN A POSITION TO REFER
24 SETTLEMENT SERVICE BUSINESS:

25 (a) A SPOUSE, PARENT, OR CHILD OF SUCH PERSON;

26 (b) A CORPORATION OR BUSINESS ENTITY THAT CONTROLS, IS
27 CONTROLLED BY, OR IS UNDER COMMON CONTROL WITH SUCH PERSON;

1 (c) AN EMPLOYER, OFFICER, DIRECTOR, PARTNER, FRANCHISER, OR
2 FRANCHISEE OF SUCH PERSON; OR

3 (d) ANYONE WHO HAS AN AGREEMENT, ARRANGEMENT, OR
4 UNDERSTANDING WITH SUCH PERSON, THE PURPOSE OR SUBSTANTIAL
5 EFFECT OF WHICH IS TO ENABLE THE PERSON IN A POSITION TO REFER
6 SETTLEMENT SERVICE BUSINESS TO BENEFIT FINANCIALLY FROM
7 REFERRALS OF SUCH BUSINESS.

8 (6.5) (a) "SETTLEMENT PRODUCER" MEANS A PERSON WHO IS IN A
9 POSITION TO REFER BUSINESS THAT IS INCIDENT TO OR A PART OF A
10 SETTLEMENT SERVICE. "SETTLEMENT PRODUCER" INCLUDES, BUT IS NOT
11 LIMITED TO, A PERSON WHO:

12 (I) BUYS OR SELLS AN INTEREST IN REAL PROPERTY;

13 (II) LEND OR BORROWS MONEYS WITH AN INTEREST IN REAL
14 PROPERTY AS SECURITY;

15 (III) ACTS AS AN AGENT, REPRESENTATIVE, ATTORNEY, OR
16 EMPLOYEE OF A PERSON WHO:

17 (A) BUYS OR SELLS AN INTEREST IN REAL PROPERTY; OR

18 (B) LENDS OR BORROWS MONEYS WITH AN INTEREST IN REAL
19 ESTATE AS SECURITY.

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21 (IV) IS AN ASSOCIATE OF A PERSON DESCRIBED IN THIS SUBSECTION
22 (6.5).

23 (b) NOTHING IN THIS SUBSECTION (6.5) SHALL BE CONSTRUED TO
24 INCLUDE A TITLE INSURANCE COMPANY OR A TITLE INSURANCE AGENT.

25 (6.7) "SETTLEMENT SERVICE" MEANS ANY SERVICE PROVIDED IN
26 CONNECTION WITH A REAL ESTATE SETTLEMENT. "SETTLEMENT SERVICES"
27 INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- 1 (a) TITLE SEARCHES;
- 2 (b) TITLE EXAMINATIONS;
- 3 (c) THE PROVISION OF TITLE CERTIFICATES;
- 4 (d) TITLE INSURANCE;
- 5 (e) SERVICES RENDERED BY AN ATTORNEY;
- 6 (f) THE PREPARATION OF TITLE DOCUMENTS;
- 7 (g) PROPERTY SURVEYS;
- 8 (h) THE RENDERING OF CREDIT REPORTS OR APPRAISALS;
- 9 (i) PEST AND FUNGUS INSPECTIONS;
- 10 (j) SERVICES RENDERED BY A REAL ESTATE BROKER;
- 11 (k) SERVICES RENDERED BY A REAL ESTATE APPRAISER;
- 12 (l) HOME INSPECTION SERVICES;
- 13 (m) THE ORIGINATION OF A LOAN;
- 14 (n) THE TAKING OF A LOAN APPLICATION;
- 15 (o) PROCESSING OF A LOAN;
- 16 (p) UNDERWRITING AND FUNDING OF A LOAN;
- 17 (q) ESCROW HANDLING SERVICES;
- 18 (r) THE HANDLING OF THE PROCESSING; AND
- 19 (s) CLOSING OF SETTLEMENT.

20 **SECTION 2.** Article 11 of title 10, Colorado Revised Statutes, is
21 amended BY THE ADDITION OF THE FOLLOWING NEW
22 SECTIONS to read:

23 **10-11-124. Affiliated business arrangements - rules -**
24 **investigative information shared with the division of real estate.**

25 (1) (a) AN AFFILIATED BUSINESS ARRANGEMENT IS PERMITTED WHERE
26 THE PERSON REFERRING BUSINESS TO THE AFFILIATED BUSINESS
27 ARRANGEMENT RECEIVES PAYMENT ONLY IN THE FORM OF A RETURN ON

1 AN INVESTMENT AND WHERE IT DOES NOT VIOLATE THE PROVISIONS OF
2 SECTION 10-11-108 (1).

3 (b) A TITLE INSURANCE COMPANY OR A TITLE INSURANCE AGENT
4 MAKING A REFERRAL AS PART OF AN AFFILIATED BUSINESS ARRANGEMENT
5 SHALL DISCLOSE THE AFFILIATION IN ACCORDANCE WITH THE FEDERAL
6 "REAL ESTATE SETTLEMENT PROCEDURES ACT", 12 U.S.C. SEC. 2601 ET
7 SEQ.

8 (c) NEITHER A TITLE INSURANCE COMPANY NOR A TITLE
9 INSURANCE AGENT SHALL REQUIRE THE USE OF AN AFFILIATED BUSINESS
10 ARRANGEMENT OR A PARTICULAR SETTLEMENT PRODUCER AS A
11 CONDITION OF OBTAINING TITLE INSURANCE SERVICES FROM THE
12 COMPANY OR AGENT. FOR THE PURPOSES OF THIS PARAGRAPH (c),
13 "REQUIRE THE USE" SHALL HAVE THE SAME MEANING AS "REQUIRED USE"
14 IN 24 CFR 3500.2 (b).

15 (2) THE COMMISSIONER MAY PROMULGATE RULES CONCERNING
16 THE CREATION AND CONDUCT OF AN AFFILIATED BUSINESS ARRANGEMENT,
17 INCLUDING, BUT NOT LIMITED TO, RULES DEFINING WHAT CONSTITUTES A
18 SHAM AFFILIATED BUSINESS ARRANGEMENT. NOTHING IN THIS
19 SUBSECTION (2) SHALL BE CONSTRUED TO INCREASE A FEE OR CREATE A
20 LICENSURE PROGRAM FOR AFFILIATED BUSINESS ARRANGEMENTS. THE
21 COMMISSIONER SHALL ADOPT THE RULES, POLICIES, OR GUIDELINES ISSUED
22 BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN
23 DEVELOPMENT CONCERNING THE FEDERAL "REAL ESTATE SETTLEMENT
24 PROCEDURES ACT", 12 U.S.C. SEC. 2601 ET SEQ. RULES ADOPTED BY THE
25 COMMISSIONER SHALL BE AT LEAST AS STRINGENT AS THE FEDERAL RULES
26 AND SHALL ENSURE THAT CONSUMERS ARE ADEQUATELY INFORMED
27 ABOUT AFFILIATED BUSINESS ARRANGEMENTS. THE COMMISSIONER SHALL

1 CONSULT WITH THE REAL ESTATE COMMISSION PURSUANT TO SECTION
2 12-61-113.2 (5), C.R.S., CONCERNING RULES THE REAL ESTATE
3 COMMISSION MAY PROMULGATE CONCERNING AFFILIATED BUSINESS
4 ARRANGEMENTS. NEITHER THE RULES PROMULGATED BY THE
5 COMMISSIONER NOR THE REAL ESTATE COMMISSION MAY CREATE A
6 CONFLICTING REGULATORY BURDEN ON AN AFFILIATED BUSINESS
7 ARRANGEMENT.

8 (3) THE DIVISION MAY SHARE INFORMATION GATHERED DURING AN
9 INVESTIGATION OF AN AFFILIATED BUSINESS ARRANGEMENT WITH THE
10 DIVISION OF REAL ESTATE.

11 **10-11-125. Fees, salaries, compensation, or other payments.**

12 (1) NOTHING IN SECTIONS 10-11-124 OR 10-11-126 SHALL BE CONSTRUED
13 TO PROHIBIT PAYMENT OF A FEE TO:

14 (a) AN ATTORNEY FOR SERVICES ACTUALLY RENDERED;

15 (b) A TITLE INSURANCE COMPANY TO ITS DULY APPOINTED AGENT
16 FOR SERVICES ACTUALLY PERFORMED IN THE ISSUANCE OF A POLICY OF
17 TITLE INSURANCE; OR

18 (c) A LENDER TO ITS DULY APPOINTED AGENT FOR SERVICES
19 ACTUALLY PERFORMED IN THE MAKING OF A LOAN.

20 (2) NOTHING IN SECTIONS 10-11-124 OR 10-11-126 SHALL BE
21 CONSTRUED TO PROHIBIT PAYMENT TO ANY PERSON OF:

22 (a) A BONA FIDE SALARY OR COMPENSATION OR OTHER PAYMENT
23 FOR GOODS OR FACILITIES ACTUALLY FURNISHED OR FOR SERVICES
24 ACTUALLY PERFORMED; OR

25 (b) A FEE PURSUANT TO COOPERATIVE BROKERAGE AND REFERRAL
26 ARRANGEMENTS OR AGREEMENTS BETWEEN REAL ESTATE BROKERS.

27 (3) IT SHALL NOT BE A VIOLATION OF SECTION 10-11-124:

1 (a) FOR AN AFFILIATED BUSINESS ARRANGEMENT TO REQUIRE A
2 BUYER, BORROWER, OR SELLER TO PAY FOR THE SERVICES OF ANY
3 ATTORNEY, CREDIT REPORTING AGENCY, OR REAL ESTATE APPRAISER
4 CHOSEN BY THE LENDER TO REPRESENT THE LENDER'S INTEREST IN A REAL
5 ESTATE TRANSACTION; OR

6 (b) FOR AN AFFILIATED BUSINESS ARRANGEMENT WHERE AN
7 ATTORNEY OR LAW FIRM REPRESENTS A CLIENT IN A REAL ESTATE
8 TRANSACTION AND ISSUES OR ARRANGES FOR THE ISSUANCE OF A POLICY
9 OF TITLE INSURANCE IN THE TRANSACTION DIRECTLY AS AGENT OR
10 THROUGH A SEPARATE CORPORATE TITLE INSURANCE AGENCY THAT MAY
11 BE ESTABLISHED BY THAT ATTORNEY OR LAW FIRM AND OPERATED AS AN
12 ADJUNCT TO HIS OR HER LAW PRACTICE.

13 **10-11-126. Affiliated business arrangements - enforcement -**
14 **penalties.** (1) THE COMMISSIONER SHALL HAVE THE SAME REMEDIES
15 AVAILABLE TO HIM OR HER AS THOSE AVAILABLE TO THE ADMINISTRATOR
16 OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN THE
17 FEDERAL "REAL ESTATE SETTLEMENT PROCEDURES ACT", 12 U.S.C. SEC.
18 2607.

19 (2) IN ADDITION TO ANY OTHER REMEDIES AVAILABLE TO THE
20 COMMISSIONER PURSUANT TO THIS TITLE, AFTER NOTICE AND A HEARING
21 PURSUANT TO SECTION 24-4-105, C.R.S., THE COMMISSIONER MAY ASSESS
22 A PENALTY FOR A VIOLATION OF THIS ARTICLE OR A RULE PROMULGATED
23 UNDER THIS ARTICLE. THE PENALTY SHALL BE THE AMOUNT OF
24 REMUNERATION IMPROPERLY PAID AND SHALL BE PAID TO THE PERSON
25 AGGRIEVED BY THE VIOLATION OR APPORTIONED AMONG MULTIPLE
26 AGGRIEVED PERSONS AS DETERMINED BY THE COMMISSIONER.

27 (3) NO PERSON SHALL BE LIABLE FOR A VIOLATION OF SECTION

1 10-11-124 IF SUCH PERSON PROVES BY A PREPONDERANCE OF THE
2 EVIDENCE THAT SUCH VIOLATION WAS NOT INTENTIONAL AND RESULTED
3 FROM A BONA FIDE ERROR NOTWITHSTANDING MAINTENANCE OF
4 PROCEDURES THAT ARE REASONABLY ADOPTED TO AVOID SUCH ERROR.

5 **SECTION 3.** 10-2-401, Colorado Revised Statutes, is amended
6 BY THE ADDITION OF A NEW SUBSECTION to read:

7 **10-2-401. License required.** (6) A TITLE INSURANCE AGENT AND
8 A TITLE INSURANCE COMPANY, AS DEFINED IN SECTION 10-11-102 (9) AND
9 (10), SHALL DISCLOSE THE NAMES OF ALL AFFILIATED BUSINESS
10 ARRANGEMENTS TO WHICH THE COMPANY OR AGENT IS A PARTY AT THE
11 TIME OF APPLICATION FOR A NEW LICENSE, ON THE CONTINUATION DUE
12 DATE OF AN EXISTING LICENSE, AND UPON A CHANGE TO ANY IDENTIFYING
13 INFORMATION, IN A FORM AND MANNER ACCEPTABLE TO THE
14 COMMISSIONER. THE DISCLOSURE SHALL INCLUDE THE PHYSICAL
15 LOCATION OF THE AFFILIATED BUSINESSES, IDENTIFY THE SETTLEMENT
16 PRODUCER WITH WHOM THE COMPANY OR AGENT IS ASSOCIATED, AND
17 IDENTIFY THE UNDERWRITER OF THE TITLE INSURANCE BUSINESS.

18 **SECTION 4.** 10-3-1104 (1), Colorado Revised Statutes, is
19 amended BY THE ADDITION OF A NEW PARAGRAPH to read:

20 **10-3-1104. Unfair methods of competition and unfair or**
21 **deceptive acts or practices.** (1) The following are defined as unfair
22 methods of competition and unfair or deceptive acts or practices in the
23 business of insurance:

24 (ee) WILLFULLY OR REPEATEDLY VIOLATING SECTION 10-11-108
25 (1) (c) OR (1) (d), INCLUDING A WILLFUL OR REPEATED VIOLATION
26 THROUGH THE CREATION OR OPERATION OF AN IMPROPER AFFILIATED
27 BUSINESS ARRANGEMENT.

1 **SECTION 5.** 12-61-113.2, Colorado Revised Statutes, is
2 REPEALED AND REENACTED, WITH AMENDMENTS, to read:

3 **12-61-113.2. Affiliated business arrangements - definitions -**
4 **disclosures - enforcement and penalties - reporting - rules -**
5 **investigation information shared with the division of insurance.**

6 (1) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE
7 REQUIRES:

8 (a) "AFFILIATED BUSINESS ARRANGEMENT" MEANS AN
9 ARRANGEMENT IN WHICH:

10 (I) A PROVIDER OF SETTLEMENT SERVICES OR AN ASSOCIATE OF A
11 PROVIDER OF SETTLEMENT SERVICES HAS EITHER AN AFFILIATE
12 RELATIONSHIP WITH OR A DIRECT BENEFICIAL OWNERSHIP INTEREST OF
13 MORE THAN ONE PERCENT IN ANOTHER PROVIDER OF SETTLEMENT
14 SERVICES; AND

15 (II) A PROVIDER OF SETTLEMENT SERVICES OR THE ASSOCIATE OF
16 A PROVIDER DIRECTLY OR INDIRECTLY REFERS SETTLEMENT SERVICE
17 BUSINESS TO ANOTHER PROVIDER OF SETTLEMENT SERVICES OR
18 AFFIRMATIVELY INFLUENCES THE SELECTION OF ANOTHER PROVIDER OF
19 SETTLEMENT SERVICES.

20 (b) "ASSOCIATE" MEANS A PERSON WHO HAS ONE OR MORE OF THE
21 FOLLOWING RELATIONSHIPS WITH A PERSON IN A POSITION TO REFER
22 SETTLEMENT SERVICE BUSINESS:

23 (I) A SPOUSE, PARENT, OR CHILD OF SUCH PERSON;

24 (II) A CORPORATION OR BUSINESS ENTITY THAT CONTROLS, IS
25 CONTROLLED BY, OR IS UNDER COMMON CONTROL WITH SUCH PERSON;

26 (III) AN EMPLOYER, OFFICER, DIRECTOR, PARTNER, FRANCHISER,
27 OR FRANCHISEE OF SUCH PERSON, INCLUDING A BROKER ACTING AS AN

1 INDEPENDENT CONTRACTOR; OR

2 (IV) ANYONE WHO HAS AN AGREEMENT, ARRANGEMENT, OR
3 UNDERSTANDING WITH SUCH PERSON, THE PURPOSE OR SUBSTANTIAL
4 EFFECT OF WHICH IS TO ENABLE THE PERSON IN A POSITION TO REFER
5 SETTLEMENT SERVICE BUSINESS TO BENEFIT FINANCIALLY FROM
6 REFERRALS OF SUCH BUSINESS.

7

8 (c) "SETTLEMENT SERVICE" MEANS ANY SERVICE PROVIDED IN
9 CONNECTION WITH A REAL ESTATE SETTLEMENT INCLUDING, BUT NOT
10 LIMITED TO, THE FOLLOWING:

11 (I) TITLE SEARCHES;

12 (II) TITLE EXAMINATIONS;

13 (III) THE PROVISION OF TITLE CERTIFICATES;

14 (IV) TITLE INSURANCE;

15 (V) SERVICES RENDERED BY AN ATTORNEY;

16 (VI) THE PREPARATION OF TITLE DOCUMENTS;

17 (VII) PROPERTY SURVEYS;

18 (VIII) THE RENDERING OF CREDIT REPORTS OR APPRAISALS;

19 (IX) REAL ESTATE APPRAISAL SERVICES;

20 (X) HOME INSPECTION SERVICES;

21 (XI) SERVICES RENDERED BY A REAL ESTATE BROKER;

22 (XII) PEST AND FUNGUS INSPECTIONS;

23 (XIII) THE ORIGINATION OF A LOAN;

24 (XIV) THE TAKING OF A LOAN APPLICATION;

25 (XV) THE PROCESSING OF A LOAN;

26 (XVI) UNDERWRITING AND FUNDING OF A LOAN;

27 (XVII) ESCROW HANDLING SERVICES;

1 (XVIII) THE HANDLING OF THE PROCESSING; AND

2 (XIX) CLOSING OF SETTLEMENT.

3 (2) (a) AN AFFILIATED BUSINESS ARRANGEMENT IS PERMITTED
4 WHERE THE PERSON REFERRING BUSINESS TO THE AFFILIATED BUSINESS
5 ARRANGEMENT RECEIVES PAYMENT ONLY IN THE FORM OF A RETURN ON
6 AN INVESTMENT AND WHERE IT DOES NOT VIOLATE THE PROVISIONS OF
7 SECTION 12-61-113.

8 (b) IF A LICENSEE OR THE EMPLOYING BROKER OF A LICENSEE IS
9 PART OF AN AFFILIATED BUSINESS ARRANGEMENT WHEN AN OFFER TO
10 PURCHASE REAL PROPERTY IS FULLY EXECUTED, THE LICENSEE SHALL
11 DISCLOSE TO ALL PARTIES TO THE REAL ESTATE TRANSACTION THE
12 EXISTENCE OF THE ARRANGEMENT. THE DISCLOSURE SHALL BE WRITTEN,
13 SHALL BE SIGNED BY ALL PARTIES TO THE REAL ESTATE TRANSACTION,
14 AND SHALL COMPLY WITH THE FEDERAL "REAL ESTATE SETTLEMENT
15 PROCEDURES ACT", 12 U.S.C. SEC. 2601 ET SEQ.

16 (c) A LICENSEE SHALL NOT REQUIRE THE USE OF AN AFFILIATED
17 BUSINESS ARRANGEMENT OR A PARTICULAR PROVIDER OF SETTLEMENT
18 SERVICES AS A CONDITION OF OBTAINING SERVICES FROM THAT LICENSEE
19 FOR ANY SETTLEMENT SERVICE. FOR THE PURPOSES OF THIS PARAGRAPH
20 (c), "REQUIRE THE USE" SHALL HAVE THE SAME MEANING AS "REQUIRED
21 USE" IN 24 CFR 3500.2 (b).

22 (d) NO LICENSEE SHALL GIVE OR ACCEPT ANY FEE, KICKBACK, OR
23 OTHER THING OF VALUE PURSUANT TO ANY AGREEMENT OR
24 UNDERSTANDING, ORAL OR OTHERWISE, THAT BUSINESS INCIDENT TO OR
25 PART OF A SETTLEMENT SERVICE INVOLVING AN AFFILIATED BUSINESS
26 ARRANGEMENT SHALL BE REFERRED TO ANY PROVIDER OF SETTLEMENT
27 SERVICES.

1 (e) NOTHING IN THIS SECTION SHALL BE CONSTRUED TO PROHIBIT
2 PAYMENT OF A FEE TO:

3 (I) AN ATTORNEY FOR SERVICES ACTUALLY RENDERED;

4 (II) A TITLE INSURANCE company to its duly appointed agent for
5 services actually performed in the issuance of a policy of title insurance;

6 (III) A LENDER TO ITS DULY APPOINTED AGENT FOR SERVICES
7 ACTUALLY PERFORMED IN THE MAKING OF A LOAN.

8 (f) NOTHING IN THIS SECTION SHALL BE CONSTRUED TO PROHIBIT
9 PAYMENT TO ANY PERSON OF:

10 (I) A BONA FIDE SALARY OR COMPENSATION OR OTHER PAYMENT
11 FOR GOODS OR FACILITIES ACTUALLY FURNISHED OR FOR SERVICES
12 ACTUALLY PERFORMED;

13 (II) A FEE PURSUANT TO COOPERATIVE BROKERAGE AND REFERRAL
14 ARRANGEMENTS OR AGREEMENTS BETWEEN REAL ESTATE BROKERS.

15 (g) IT SHALL NOT BE A VIOLATION OF THIS SECTION FOR AN
16 AFFILIATED BUSINESS ARRANGEMENT:

17 (I) TO REQUIRE A BUYER, BORROWER, OR SELLER TO PAY FOR THE
18 SERVICES OF ANY ATTORNEY, CREDIT REPORTING AGENCY, OR REAL
19 ESTATE APPRAISER CHOSEN BY THE LENDER TO REPRESENT THE LENDER'S
20 INTEREST IN A REAL ESTATE TRANSACTION; OR

21 (II) IF AN ATTORNEY OR LAW FIRM REPRESENTS A CLIENT IN A
22 REAL ESTATE TRANSACTION AND ISSUES OR ARRANGES FOR THE ISSUANCE
23 OF A POLICY OF TITLE INSURANCE IN THE TRANSACTION DIRECTLY AS
24 AGENT OR THROUGH A SEPARATE CORPORATE TITLE INSURANCE AGENCY
25 THAT MAY BE ESTABLISHED BY THAT ATTORNEY OR LAW FIRM AND
26 OPERATED AS AN ADJUNCT TO HIS OR HER LAW PRACTICE.

27 (h) NO PERSON SHALL BE LIABLE FOR A VIOLATION OF THIS

1 SECTION IF SUCH PERSON PROVES BY A PREPONDERANCE OF THE EVIDENCE
2 THAT SUCH VIOLATION WAS NOT INTENTIONAL AND RESULTED FROM A
3 BONA FIDE ERROR NOTWITHSTANDING MAINTENANCE OF PROCEDURES
4 THAT ARE REASONABLY ADOPTED TO AVOID SUCH ERROR.

5 (3) ON AND AFTER JULY 1, 2006, A LICENSEE SHALL DISCLOSE AT
6 THE TIME THE LICENSEE ENTERS INTO OR CHANGES AN AFFILIATED
7 BUSINESS ARRANGEMENT, IN A FORM AND MANNER ACCEPTABLE TO THE
8 COMMISSION, THE NAMES OF ALL AFFILIATED BUSINESS ARRANGEMENTS
9 TO WHICH THE LICENSEE IS A PARTY. THE DISCLOSURE SHALL INCLUDE
10 THE PHYSICAL LOCATION OF THE AFFILIATED BUSINESSES.

11 (4) ON AND AFTER JULY 1, 2006, AN EMPLOYING BROKER, IN A
12 FORM AND MANNER ACCEPTABLE TO THE COMMISSION, SHALL AT LEAST
13 ANNUALLY DISCLOSE THE NAMES OF ALL AFFILIATED BUSINESS
14 ARRANGEMENTS TO WHICH THE EMPLOYING BROKER IS A PARTY. THE
15 DISCLOSURE SHALL INCLUDE THE PHYSICAL LOCATION OF THE AFFILIATED
16 BUSINESSES.

17 (5) THE COMMISSION MAY PROMULGATE RULES CONCERNING THE
18 CREATION AND CONDUCT OF AN AFFILIATED BUSINESS ARRANGEMENT,
19 INCLUDING, BUT NOT LIMITED TO, RULES DEFINING WHAT CONSTITUTES A
20 SHAM AFFILIATED BUSINESS ARRANGEMENT. THE COMMISSION SHALL
21 ADOPT THE RULES, POLICIES, OR GUIDELINES ISSUED BY THE UNITED
22 STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
23 CONCERNING THE FEDERAL "REAL ESTATE SETTLEMENT PROCEDURES
24 ACT", 12 U.S.C. SEC. 2601 ET SEQ. RULES ADOPTED BY THE COMMISSION
25 SHALL BE AT LEAST AS STRINGENT AS THE FEDERAL RULES AND SHALL
26 ENSURE THAT CONSUMERS ARE ADEQUATELY INFORMED ABOUT
27 AFFILIATED BUSINESS ARRANGEMENTS. THE COMMISSION SHALL CONSULT

1 WITH THE INSURANCE COMMISSIONER PURSUANT TO SECTION 10-11-124
2 (2), C.R.S., CONCERNING RULES, POLICIES, OR GUIDELINES THE INSURANCE
3 COMMISSIONER ADOPTS CONCERNING AFFILIATED BUSINESS
4 ARRANGEMENTS. NEITHER THE RULES PROMULGATED BY THE
5 COMMISSIONER NOR THE REAL ESTATE COMMISSION MAY CREATE A
6 CONFLICTING REGULATORY BURDEN ON AN AFFILIATED BUSINESS
7 ARRANGEMENT.

8 (6) THE DIVISION MAY SHARE INFORMATION GATHERED DURING AN
9 INVESTIGATION OF AN AFFILIATED BUSINESS ARRANGEMENT WITH THE
10 DIVISION OF INSURANCE.

11 **SECTION 6.** 12-61-113 (1), Colorado Revised Statutes, is
12 amended BY THE ADDITION OF A NEW PARAGRAPH to read:

13 **12-61-113. Investigation - revocation - actions against licensee**
14 **- repeal.** (1) The commission, upon its own motion, may, and, upon the
15 complaint in writing of any person, shall, investigate the activities of any
16 licensee or any person who assumes to act in such capacity within the
17 state, and the commission, after the holding of a hearing pursuant to
18 section 12-61-114, has the power to impose an administrative fine not to
19 exceed two thousand five hundred dollars for each separate offense and
20 to censure a licensee, to place the licensee on probation and to set the
21 terms of probation, or to temporarily suspend or permanently revoke a
22 license when the licensee has performed, is performing, or is attempting
23 to perform any of the following acts and is guilty of:

24 (x) (I) VIOLATING ANY PROVISION OF SECTION 12-61-113.2.

25 (II) IN ADDITION TO ANY OTHER REMEDIES AVAILABLE TO THE
26 COMMISSION PURSUANT TO THIS TITLE, AFTER NOTICE AND A HEARING
27 PURSUANT TO SECTION 24-4-105, C.R.S., THE COMMISSION MAY ASSESS A

1 PENALTY FOR A VIOLATION OF SECTION 12-61-113.2 OR OF ANY RULE
2 PROMULGATED PURSUANT TO SECTION 12-61-113.2. THE PENALTY SHALL
3 BE THE AMOUNT OF REMUNERATION IMPROPERLY PAID AND SHALL BE
4 TRANSMITTED TO THE STATE TREASURER AND CREDITED TO THE GENERAL
5 FUND.

6 **SECTION 7. Effective date - applicability.** This act shall take
7 effect July 1, 2006, and shall apply to acts occurring on or after said date.

8 **SECTION 8. Safety clause.** The general assembly hereby finds,
9 determines, and declares that this act is necessary for the immediate
10 preservation of the public peace, health, and safety.