Department of Planning and Budget 2024 Session Fiscal Impact Statement

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3. Committee: Passed Both Houses						
Title:	Consumer prote	ction; c	creation of Un	air Real	Estate Service Agreement Act.	
Summary: Creates the Unfair Real Estate Service Agreement Act and adds any violations of the Act to the list of prohibited violations of relevant consumer protection laws in the Commonwealth. The bill prohibits any real estate service agreement, defined in the bill, that is effective and binding for more than one year from its effective date from (i) purporting to run with the land or bind future owners of interests in the residential real property identified in the service agreement; (ii) allowing the service provider to assign or transfer the right to provide services under the service agreement without notice to and written agreement of all parties to the service agreement; or (iii) purporting to create a lien, encumbrance, or other real property security interest on the residential real property identified in the service agreement.						
Budget Amendment Necessary: No						
7. Fiscal Impact Estimates: Final						
. Fiscal Implications: It is anticipated that this bill will not result in a fiscal impact to the Department of Professional and Occupational Regulation.						
This bill would create a new enforcement responsibility for the Office of the Attorney General, and therefore may create a fiscal impact. However, the number of violations cannot be predicted so the impact is indeterminate.						
• Specific Agency or Political Subdivisions Affected: Department of Professional and Occupational Regulation, Office of the Attorney General, courts						
	Fiscal Impactors of the bill would be predicted separated and the bill would be predicted separated and the bill would be predicted separated separated and the bill would be predicted separated se	Committee: Passed Both Ho Fitle: Consumer prote Summary: Creates the Unfa of the Act to the list of prohib Commonwealth. The bill pro- is effective and binding for me run with the land or bind future in the service agreement; (ii) provide services under the service agreement property security interest on the Budget Amendment Necess Fiscal Implications: It is an Department of Professional a This bill would create a new General, and therefore may create the predicted so the impact is Specific Agency or Political	Committee: Passed Both Houses Fitle: Consumer protection; of Summary: Creates the Unfair Read of the Act to the list of prohibited via Commonwealth. The bill prohibits a seffective and binding for more that an with the land or bind future own in the service agreement; (ii) allowing provide services under the service agreement; or (property security interest on the residual security interest on the security interest on the residual security int	Committee: Passed Both Houses Fitle: Consumer protection; creation of Unformary: Creates the Unfair Real Estate Service of the Act to the list of prohibited violations of relections and the list of prohibits any real estate sets effective and binding for more than one year from with the land or bind future owners of interests in the service agreement; (ii) allowing the service provide services under the service agreement with coarties to the service agreement; or (iii) purporting property security interest on the residential real probability of the professional and Occupational Regularity in the pr	Committee: Passed Both Houses Fitle: Consumer protection; creation of Unfair Real Summary: Creates the Unfair Real Estate Service Agreem of the Act to the list of prohibited violations of relevant con Commonwealth. The bill prohibits any real estate service ag is effective and binding for more than one year from its effection with the land or bind future owners of interests in the real in the service agreement; (ii) allowing the service provider for ovide services under the service agreement without notice contracts to the service agreement; or (iii) purporting to create coroperty security interest on the residential real property ide Budget Amendment Necessary: No Fiscal Implications: It is anticipated that this bill will not Department of Professional and Occupational Regulation. This bill would create a new enforcement responsibility for General, and therefore may create a fiscal impact. However the predicted so the impact is indeterminate. Specific Agency or Political Subdivisions Affected: Dep	Committee: Passed Both Houses Title: Consumer protection; creation of Unfair Real Estate Service Agreement Act. Summary: Creates the Unfair Real Estate Service Agreement Act and adds any violations of the Act to the list of prohibited violations of relevant consumer protection laws in the Commonwealth. The bill prohibits any real estate service agreement, defined in the bill, that is effective and binding for more than one year from its effective date from (i) purporting to run with the land or bind future owners of interests in the residential real property identified in the service agreement; (ii) allowing the service provider to assign or transfer the right to provide services under the service agreement without notice to and written agreement of allowarties to the service agreement; or (iii) purporting to create a lien, encumbrance, or other real property security interest on the residential real property identified in the service agreement. Budget Amendment Necessary: No Fiscal Implications: It is anticipated that this bill will not result in a fiscal impact to the Department of Professional and Occupational Regulation. This bill would create a new enforcement responsibility for the Office of the Attorney General, and therefore may create a fiscal impact. However, the number of violations cannot be predicted so the impact is indeterminate. Specific Agency or Political Subdivisions Affected: Department of Professional and

10. Technical Amendment Necessary: No

11. Other Comments: This bill is similar to SB576.