

# SENATE BILL No. 358

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## DIGEST OF INTRODUCED BILL

**Citations Affected:** IC 24-4.6-2.1; IC 25-34.1-10.

**Synopsis:** Real estate agents; sale of certain property. Redefines certain terms used in the law governing real estate agency relationships. Provides that unless there is an agreement to the contrary, a licensee (formerly referred to as a "real estate broker" under current law) has an agency relationship with and represents a consumer that the licensee is working with. Provides that a licensee acting as a limited agent may disclose and provide property information to both a buyer and a seller so that the clients may make a more informed decision. Describes the duties and obligations of a licensee, managing broker, and principal broker. Prohibits a subagency relationship in a real estate transaction.

**Effective:** July 1, 1999.

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January 8, 1999, read first time and referred to Committee on Commerce and Consumer Affairs.

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First Regular Session 111th General Assembly (1999)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 1998 General Assembly.

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## SENATE BILL No. 358



A BILL FOR AN ACT to amend the Indiana Code concerning professions and occupations.

*Be it enacted by the General Assembly of the State of Indiana:*

1 SECTION 1. IC 24-4.6-2.1-1 IS AMENDED TO READ AS  
2 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 1. As used in this  
3 chapter, "agent" means a real estate agent or other person acting on  
4 behalf of the owner of real estate or transferee **or acting as a limited**  
5 **agent.**

6 SECTION 2. IC 24-4.6-2.1-1.5 IS ADDED TO THE INDIANA  
7 CODE AS A **NEW SECTION** TO READ AS FOLLOWS  
8 [EFFECTIVE JULY 1, 1999]: **Sec. 1.5. As used in this chapter,**  
9 **"limited agent" means an agent who, with the written and**  
10 **informed consent of all parties to a real estate transaction, is**  
11 **engaged by both the seller and buyer or both the landlord and**  
12 **tenant.**

13 SECTION 3. IC 25-34.1-10-0.5 IS ADDED TO THE INDIANA  
14 CODE AS A **NEW SECTION** TO READ AS FOLLOWS  
15 [EFFECTIVE JULY 1, 1999]: **Sec. 0.5. As used in this chapter,**  
16 **"agency relationship" means a relationship in which a licensee**  
17 **represents a client in a real estate transaction.**



1 SECTION 4. IC 25-34.1-10-1 IS AMENDED TO READ AS  
 2 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 1. As used in this  
 3 chapter, "broker" means an individual or entity issued a broker's real  
 4 estate license by the Indiana real estate commission. ~~The term includes~~  
 5 ~~the broker's salespersons unless the context indicates otherwise.~~

6 SECTION 5. IC 25-34.1-10-5 IS AMENDED TO READ AS  
 7 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 5. As used in this  
 8 chapter, "client" means a person who has entered into a ~~brokerage~~  
 9 ~~engagement~~ **an agency relationship** with a ~~real estate broker licensee.~~

10 SECTION 6. IC 25-34.1-10-6 IS AMENDED TO READ AS  
 11 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 6. As used in this  
 12 chapter, "customer" means a person who is provided ~~brokerage~~  
 13 ~~services~~ in the ordinary course of a real estate transaction by a ~~real estate broker~~  
 14 **licensee** but who is not a client.

15 SECTION 7. IC 25-34.1-10-6.5 IS ADDED TO THE INDIANA  
 16 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 17 [EFFECTIVE JULY 1, 1999]: **Sec. 6.5. As used in this chapter,**  
 18 **"in-house agency relationship" means an agency relationship**  
 19 **occurring within the same real estate firm.**

20 SECTION 8. IC 25-34.1-10-6.8 IS ADDED TO THE INDIANA  
 21 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 22 [EFFECTIVE JULY 1, 1999]: **Sec. 6.8. As used in this chapter,**  
 23 **"licensee" means an individual or entity issued a salesperson's or**  
 24 **broker's real estate license by the Indiana real estate commission.**

25 SECTION 9. IC 25-34.1-10-7 IS AMENDED TO READ AS  
 26 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 7. As used in this  
 27 chapter, "limited agent" means a ~~broker licensee~~ who, with the written  
 28 and informed consent of all parties to a real estate transaction, ~~is~~  
 29 ~~engaged by~~ **represents** both the seller and buyer or both the landlord  
 30 and tenant and whose duties and responsibilities to a client are only  
 31 those set forth in this chapter.

32 SECTION 10. IC 25-34.1-10-7.5 IS ADDED TO THE INDIANA  
 33 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 34 [EFFECTIVE JULY 1, 1999]: **Sec. 7.5. As used in this chapter,**  
 35 **"managing broker" means a broker who manages a branch office**  
 36 **or who acts on behalf of a principal broker.**

37 SECTION 11. IC 25-34.1-10-7.8 IS ADDED TO THE INDIANA  
 38 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 39 [EFFECTIVE JULY 1, 1999]: **Sec. 7.8. As used in this chapter,**  
 40 **"principal broker" means the individual broker (including the**  
 41 **broker designated or representative of a partnership, corporation,**  
 42 **or limited liability company) whom the Indiana real estate**



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1 **commission shall hold responsible for the actions of licensees who**  
 2 **are assigned to the individual broker.**

3 SECTION 12. IC 25-34.1-10-9 IS AMENDED TO READ AS  
 4 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 9. As used in this  
 5 chapter, "subagent" means a broker engaged to act for another broker  
 6 in performing brokerage services for a client. ~~The subagent owes the~~  
 7 ~~same duties and responsibilities to the client as the client's broker.~~

8 SECTION 13. IC 25-34.1-10-9.5 IS ADDED TO THE INDIANA  
 9 CODE AS A **NEW SECTION TO READ AS FOLLOWS**  
 10 [EFFECTIVE JULY 1, 1999]: **Sec. 9.5. A licensee has an agency**  
 11 **relationship with, and is representing, the consumer that the**  
 12 **licensee is working with unless there is a written agreement to the**  
 13 **contrary.**

14 SECTION 14. IC 25-34.1-10-10 IS AMENDED TO READ AS  
 15 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 10. (a) A ~~broker~~  
 16 ~~engaged by licensee representing~~ a seller or landlord has the following  
 17 duties and obligations:

- 18 (1) To fulfill the terms of the ~~brokerage engagement agency~~  
 19 **relationship** made with the seller or landlord.
- 20 (2) To disclose the nature of the ~~brokerage agency~~ relationship  
 21 with the seller or landlord, and redefine and disclose if the  
 22 relationship changes.
- 23 (3) To promote the interests of the seller or landlord by:
  - 24 (A) seeking a price or lease rate and contract terms satisfactory  
 25 to the seller or landlord; however, the ~~broker licensee~~ is not  
 26 obligated to seek additional offers to purchase or lease after an  
 27 offer to purchase or lease has been accepted by the seller or  
 28 landlord, unless otherwise ~~noted in the brokerage engagement~~  
 29 **agreed** between the parties;
  - 30 (B) presenting all offers to purchase or lease to and from the  
 31 seller or landlord immediately upon receipt of the offers  
 32 regardless of whether an offer to purchase or lease has been  
 33 accepted, unless otherwise directed by the seller or landlord;
  - 34 (C) disclosing to the seller or landlord adverse material facts  
 35 or risks actually known by the ~~broker licensee~~ concerning the  
 36 real estate transaction;
  - 37 (D) advising the seller or landlord to obtain expert advice  
 38 concerning material matters that are beyond the ~~broker's~~  
 39 **licensee's** expertise;
  - 40 (E) timely accounting for all money and property received  
 41 from the seller or landlord;
  - 42 (F) exercising reasonable care and skill; and



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1 (G) complying with the requirements of this chapter and all  
 2 applicable federal, state, and local laws, rules, and regulations,  
 3 including fair housing and civil rights statutes, rules, and  
 4 regulations.

5 (b) A ~~broker engaged by licensee representing~~ a seller or landlord  
 6 may not disclose the following without the informed written consent of  
 7 the seller or landlord:

8 (1) That a seller or landlord will accept less than the listed price  
 9 or lease rate for the property or other contract concessions.

10 (2) What motivates the seller to sell or landlord to lease the  
 11 property.

12 (3) Any material or confidential information about the seller or  
 13 landlord unless the disclosure is required by law or where failure  
 14 to disclose would constitute fraud or dishonest dealing.

15 (c) A ~~broker engaged by licensee representing~~ a seller or landlord  
 16 owes no duties or obligations to the buyer or tenant except that a ~~broker~~  
 17 **licensee** shall treat all prospective buyers or tenants honestly and shall  
 18 not knowingly give them false information.

19 (d) A ~~broker licensee~~ shall disclose to a prospective buyer or tenant  
 20 adverse material facts or risks actually known by the ~~broker licensee~~  
 21 concerning the physical condition of the property and facts required by  
 22 statute or regulation to be disclosed and that could not be discovered  
 23 by a reasonable and timely inspection of the property by the buyer or  
 24 tenant. A ~~broker engaged by licensee representing~~ a seller or landlord  
 25 owes no duty to conduct an independent inspection of the property for  
 26 the buyer or tenant or to verify the accuracy of any statement, written  
 27 or oral, made by the seller, the landlord, or an independent inspector.  
 28 This subsection does not limit the obligation of a prospective buyer or  
 29 tenant to obtain an independent inspection of the physical condition of  
 30 the property. A cause of action does not arise against a ~~broker licensee~~  
 31 for disclosing information in compliance with this section.

32 (e) A ~~broker engaged by licensee representing~~ a seller or landlord  
 33 may:

34 (1) show alternative properties not owned by the seller or landlord  
 35 to a prospective buyer or tenant and may list competing properties  
 36 for sale or lease without breaching any duty or obligation to the  
 37 seller or landlord; and

38 (2) provide ~~assistance~~ to a buyer or tenant ~~with~~ services in the  
 39 ordinary course of a real estate transaction ~~such as preparing~~  
 40 ~~offers to purchase or lease and communicating the offers to the~~  
 41 ~~seller or landlord, arranging for lenders, attorneys, inspectors,~~  
 42 ~~insurance agents, surveyors and any similar services that do not~~



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1 violate the terms of the **brokerage engagement agency**  
2 **relationship** made with the seller or landlord.

3 (f) A **subagent** has the same duties and responsibilities as those set  
4 forth in this section:

5 SECTION 15. IC 25-34.1-10-11 IS AMENDED TO READ AS  
6 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 11. (a) A **broker**  
7 **engaged by licensee representing** a buyer or tenant has the following  
8 duties and obligations:

9 (1) To fulfill the terms of the **brokerage engagement agency**  
10 **relationship** made with the buyer or tenant.

11 (2) To disclose the nature of the **brokerage agency** relationship  
12 with the buyer or tenant, and redefine and disclose if the  
13 relationship changes.

14 (3) To promote the interests of the buyer or tenant by:

15 (A) seeking a property with a price or lease rate and contract  
16 terms satisfactory to the buyer or tenant; however, the **broker**  
17 **licensee** is not obligated to locate other properties to purchase  
18 or lease while the buyer is under contract to buy property or  
19 while the tenant is under contract to lease property, unless  
20 otherwise **noted in the brokerage engagement agreed** between  
21 the parties;

22 (B) presenting all offers to purchase and lease to and from the  
23 buyer or tenant immediately upon receipt of an offer regardless  
24 of whether the buyer is already under contract to buy or the  
25 tenant is under contract to lease property, unless otherwise  
26 directed by the buyer or tenant;

27 (C) disclosing to the buyer or tenant adverse material facts or  
28 risks actually known by the **broker licensee** concerning the real  
29 estate transaction;

30 (D) advising the buyer or tenant to obtain expert advice  
31 concerning material matters that are beyond the **broker's**  
32 **licensee's** expertise;

33 (E) timely accounting for all money and property received  
34 from the buyer or tenant;

35 (F) exercising reasonable care and skill; and

36 (G) complying with the requirements of this chapter and all  
37 applicable federal, state, and local laws, rules, and regulations,  
38 including fair housing and civil rights statutes, rules, and  
39 regulations.

40 (b) A **broker engaged by licensee representing** a buyer or tenant  
41 shall not disclose the following without the informed consent, in  
42 writing, of the buyer or tenant:

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1 (1) That a buyer or tenant will pay more than the offered purchase  
 2 price or offered lease rate for the property or other contract  
 3 concessions.

4 (2) What motivates the buyer to buy or tenant to lease the  
 5 property.

6 (3) Any material or confidential information about the buyer or  
 7 tenant unless this disclosure is required by law or where failure to  
 8 disclose would constitute fraud or dishonest dealing.

9 (c) A **broker engaged by licensee representing** a buyer or tenant  
 10 owes no duties or obligations to the seller or landlord except that a  
 11 **broker licensee** shall

12 ~~(1) treat all prospective sellers or landlords honestly and not~~  
 13 ~~knowingly give them false information. and~~

14 ~~(2) notify the seller, landlord, or agent verbally at the time of the~~  
 15 ~~appointment and in writing; not later than the presentation of the~~  
 16 ~~purchase agreement or lease; that the broker is promoting solely~~  
 17 ~~the interests of the buyer or tenant.~~

18 (d) A **broker engaged by licensee representing** a buyer or tenant  
 19 owes no duty to conduct an independent investigation of the buyer's or  
 20 tenant's financial ability to perform for the benefit of the seller or  
 21 landlord or to verify the accuracy of any statement, written or oral,  
 22 made by the buyer, the tenant, or a third party.

23 (e) A **broker engaged by licensee representing** a buyer or tenant  
 24 may:

25 (1) show properties in which the buyer or tenant is interested to  
 26 other prospective buyers or tenants and may show competing  
 27 buyers or tenants the same property or assist other buyers or  
 28 tenants in purchasing or leasing a particular property without  
 29 breaching any duty or obligation to the buyer or tenant; and

30 (2) provide ~~assistance~~ to a seller or landlord ~~with~~ services in the  
 31 ordinary course of a real estate transaction ~~such as preparing~~  
 32 ~~offers to purchase or lease and communicating the offers to the~~  
 33 ~~buyer or tenant; arranging for attorneys; inspectors; surveyors and~~  
 34 ~~any similar services that do not violate the terms of the brokerage~~  
 35 ~~engagement agency relationship~~ made with the buyer or tenant.

36 SECTION 16. IC 25-34.1-10-12 IS AMENDED TO READ AS  
 37 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 12. (a) A **broker**  
 38 **licensee** may act as a limited agent only with the written consent of all  
 39 parties to a real estate transaction. The written consent is presumed to  
 40 have been given and all parties are considered informed for any party  
 41 who signs a writing or writings at the time of entering into a **brokerage**  
 42 **an agency** relationship with the **broker licensee** that contains the

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1 following:

2 (1) A description of the real estate transaction or types of real  
3 estate transactions in which the **broker licensee** will serve as a  
4 limited agent.

5 (2) A statement that in serving as a limited agent, the **broker**  
6 **licensee** represents parties whose interests are different or even  
7 adverse.

8 (3) A statement that a limited agent shall not disclose the  
9 following without the informed consent, in writing, of the parties  
10 to the real estate transaction:

11 (A) Any material or confidential information, except adverse  
12 material facts or risks actually known by the **broker licensee**  
13 concerning the physical condition of the property and facts  
14 required by statute, rule, or regulation to be disclosed and that  
15 could not be discovered by a reasonable and timely inspection  
16 of the property by the parties.

17 (B) That a buyer or tenant will pay more than the offered  
18 purchase price or offered lease rate for the property.

19 (C) That a seller or landlord will accept less than the listed  
20 price or lease rate for the property.

21 (D) What motivates a party to buy, sell, or lease the property.

22 (E) Other terms that would create a contractual advantage for  
23 one (1) party over another party.

24 (4) A statement that there will be no imputation of knowledge or  
25 information between any party and the limited agent or among  
26 **brokers within an entity engaged as a limited agent licensees.**

27 (5) A statement that a party does not have to consent to the  
28 limited agency.

29 (6) A statement that the consent of each party has been given  
30 voluntarily and that any limited agency disclosure has been read  
31 and understood.

32 (b) **Under a brokerage engagement, a broker may assign different**  
33 **salespersons affiliated with the broker to represent exclusively different**  
34 **clients in the same transaction. The salespersons may not disclose,**  
35 **except to the salesperson's broker, information made confidential by**  
36 **request or instructions of the client the salesperson is representing,**  
37 **except information permitted or required to be disclosed under this**  
38 **chapter. The broker may not be considered to be acting for more than**  
39 **one (1) party to a real estate transaction. A licensee acting as a limited**  
40 **agent may disclose and provide to both the seller and buyer**  
41 **property information, including listed and sold properties available**  
42 **through a multiple listing service or other information source, so**



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1 **both clients may make educated decisions on what price to accept**  
 2 **or offer.**

3 (c) A cause of action does not arise against a **broker licensee** for  
 4 disclosing or failing to disclose information in compliance with this  
 5 section, and the limited agent does not terminate the limited agency  
 6 relationship by making a required disclosure.

7 SECTION 17. IC 25-34.1-10-12.5 IS ADDED TO THE INDIANA  
 8 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 9 [EFFECTIVE JULY 1, 1999]: **Sec. 12.5. (a) An individual licensee**  
 10 **affiliated with a principal broker represents only the client the**  
 11 **licensee is working with in an in-house agency relationship to the**  
 12 **exclusion of all other licensees. A principal or managing broker**  
 13 **does not represent any party in such transactions unless the**  
 14 **principal or managing broker has entered into an agency**  
 15 **relationship to personally represent a client.**

16 (b) A licensee who personally represents both the seller and  
 17 buyer or both the landlord and tenant in a real estate transaction  
 18 is a limited agent and is required to comply with the provisions of  
 19 this chapter governing limited agents.

20 (c) A licensee representing a client in an in-house agency  
 21 relationship owes the client duties and obligations set forth in this  
 22 chapter and shall not disclose material or confidential information  
 23 obtained from the client to other licensees, except to the principal  
 24 or managing broker for the purpose of seeking advice or assistance  
 25 for the client's benefit.

26 (d) A principal broker, managing broker, and any affiliated  
 27 licensee shall take reasonable and necessary care to protect any  
 28 material or confidential information disclosed by a client to the  
 29 client's in-house agent.

30 (e) In all in-house agency relationships, a principal broker,  
 31 managing broker, and an individual licensee possess only actual  
 32 knowledge and information. There is no imputation of agency,  
 33 knowledge, or information by operation of law among or between  
 34 clients, the principal broker, the managing broker, and licensees.

35 SECTION 18. IC 25-34.1-10-13 IS AMENDED TO READ AS  
 36 FOLLOWS [EFFECTIVE JULY 1, 1999]: **Sec. 13. (a) A principal**  
 37 **broker shall develop and enforce among the broker's salespersons a**  
 38 **written office policy that identifies and describes the brokerage agency**  
 39 **relationships in which the broker engages that a licensee may have**  
 40 **with a seller, landlord, buyer, or tenant and that specifically permits or**  
 41 **rejects the practice of disclosed limited agency.**

42 (b) When entering into **brokerage engagement an agency**

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1 **relationship**, a **broker licensee** shall disclose in writing the **principal**  
 2 broker's written office policy set forth in this section before the  
 3 disclosure by the potential seller, landlord, buyer, or tenant of any  
 4 confidential information specific to that potential seller, landlord,  
 5 buyer, or tenant.

6 (c) ~~A broker shall advise~~ Parties to a real estate transaction **shall be**  
 7 **advised** whether ~~the broker will share the broker's~~ compensation **will**  
 8 **be shared** with other **principal** brokers who may represent other  
 9 parties to the transaction whose interests are different or even adverse.

10 (d) The payment of compensation does not create a **brokerage an**  
 11 **agency** relationship between a **broker licensee** and a seller, landlord,  
 12 buyer, or tenant.

13 SECTION 19. IC 25-34.1-10-14 IS AMENDED TO READ AS  
 14 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 14. (a) The **brokerage**  
 15 **agency** relationships set forth in this **section chapter** begin at the time  
 16 the **broker licensee** enters into a **brokerage engagement an agency**  
 17 **relationship** with a party to a real estate transaction and continues until  
 18 the **engagement agency relationship** terminates.

19 (b) If the **brokerage engagement agency relationship** is not  
 20 performed or completed for any reason, the **brokerage agency**  
 21 relationship ends at the earlier of:

- 22 (1) a date of expiration agreed upon by the parties; or
- 23 (2) a termination of the relationship by the parties.

24 (c) Except as otherwise agreed to in writing and as provided in  
 25 subsection (b), a **broker engaged by licensee representing** a seller,  
 26 landlord, buyer, or tenant owes no further duties or obligations after  
 27 termination, expiration, or completion of performance of the **brokerage**  
 28 **engagement agency relationship**, except:

- 29 (1) accounting for all money and property received during the  
 30 **brokerage agency** relationship; and
- 31 (2) keeping confidential all information received during the  
 32 course of the **brokerage agency** relationship that was made  
 33 confidential by request or instructions from the **engaging party**  
 34 **client**, unless:
  - 35 (A) the disclosure is required by law;
  - 36 (B) the **engaging party client** gives written consent to the  
 37 disclosure; or
  - 38 (C) the information becomes public from a source other than  
 39 the **broker licensee** or by subsequent words or conduct of the  
 40 **engaging party client**.

41 SECTION 20. IC 25-34.1-10-15 IS AMENDED TO READ AS  
 42 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 15. The duties and



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1 responsibilities of a **broker licensee** set forth in this chapter supersede  
 2 any fiduciary duties of a **broker licensee** to a party based on common  
 3 law principles of agency to the extent that those common law fiduciary  
 4 duties are inconsistent with the duties and responsibilities set forth in  
 5 this chapter.

6 SECTION 21. IC 25-34.1-10-16 IS AMENDED TO READ AS  
 7 FOLLOWS [EFFECTIVE JULY 1, 1999]: Sec. 16. (a) A client is not  
 8 liable for any misrepresentation made by a **broker licensee** in  
 9 connection with the **brokerage engagement agency relationship**,  
 10 unless the client ~~knows~~ **knew** or should have known of the  
 11 misrepresentation. ~~or the broker is repeating a misrepresentation made~~  
 12 ~~to the broker by the client.~~

13 (b) A ~~broker who is providing brokerage services to a client and~~  
 14 ~~who retains another broker to provide brokerage services to that client~~  
 15 **licensee** is not liable for any misrepresentation made by ~~the other~~  
 16 **broker another licensee**, unless

17 (1) the **broker licensee** knew or should have known of the other  
 18 **broker's licensee's** misrepresentation. ~~or~~

19 (2) the other broker is repeating a misrepresentation made to the  
 20 other broker by the broker.

21 SECTION 22. IC 25-34.1-10-17 IS ADDED TO THE INDIANA  
 22 CODE AS A **NEW SECTION** TO READ AS FOLLOWS  
 23 [EFFECTIVE JULY 1, 1999]: **Sec. 17. A licensee may not make an**  
 24 **offer of subagency through a multiple listing service or other**  
 25 **information source, or agree to appoint, cooperate with,**  
 26 **compensate, or otherwise associate with a subagent in a real estate**  
 27 **transaction. The elimination of subagency by this section is not**  
 28 **intended to limit the rights of a licensee to cooperate with,**  
 29 **compensate, or otherwise associate with another licensee who is not**  
 30 **acting on behalf of a client.**

31 SECTION 23. THE FOLLOWING ARE REPEALED [EFFECTIVE  
 32 JULY 1, 1999]: IC 25-34.1-10-2; IC 25-34.1-10-3; IC 25-34.1-10-4.

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