Bill No. CS for SB 340 Amendment No. ____ CHAMBER ACTION Senate House 1 2 3 4 5 6 7 8 9 10 Senator Clary moved the following amendment: 11 12 13 Senate Amendment (with title amendment) On page 52, between lines 25 and 26, 14 15 16 insert: Section 41. Section 475.5015, Florida Statutes, is 17 18 amended to read: 19 475.5015 Brokerage business records.--Each broker shall keep and make available to the department such books, 20 accounts, and records as will enable the department to 21 22 determine whether such broker is in compliance with the provisions of this chapter. Each broker shall preserve at 23 24 least one legible copy of all books, accounts, and records 25 pertaining to her or his real estate brokerage business for at 26 least 5 years from the date of receipt of any money, fund, 27 deposit, check, or draft entrusted to the broker or, in the event no funds are entrusted to the broker, for at least 5 28 29 years from the date of execution by any party of any listing 30 agreement, offer to purchase, rental property management 31 agreement, rental or lease agreement, or any other written or 1

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verbal agreement which engages the services of the broker. If any brokerage record has been the subject of or has served as evidence for litigation, relevant books, accounts, and records must be retained for at least 2 years after the conclusion of the civil action or the conclusion of any appellate proceeding, whichever is later, but in no case less than a total of 5 years as set above. Disclosure documents required under ss. <u>475.2755</u>,475.276, and 475.278 shall be retained by the real estate licensee in all transactions that result in a written contract to purchase and sell real property. (Redesignate subsequent sections.) And the title is amended as follows: On page 3, line 30, after the semicolon insert: amending s. 475.5015, F.S.; amending a cross-reference;

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