

# OFFICE OF FISCAL ANALYSIS

Legislative Office Building, Room 5200  
Hartford, CT 06106 ◇ (860) 240-0200  
<http://www.cga.ct.gov/ofa>

sHB-5572

## AN ACT CONCERNING REAL ESTATE WHOLESALERS AND REAL ESTATE WHOLESALE CONTRACTS.

### ***OFA Fiscal Note***

#### ***State Impact:***

Agency Affected	Fund-Effect	FY 26 \$	FY 27 \$
Consumer Protection, Dept.	GF - Cost	155,000	180,000
State Comptroller - Fringe Benefits <sup>1</sup>	GF - Cost	52,616	70,155
Resources of the General Fund	GF - Potential Revenue Gain	See Below	See Below

Note: GF=General Fund

#### ***Municipal Impact:*** None

#### ***Explanation***

The bill requires the Department of Consumer Protection (DCP) to license and regulate real estate wholesalers and makes violations an unfair trade practice violation resulting in a cost and potential revenue gain to the state.

To meet the requirements of the bill DCP will have to hire one special investigator and one staff attorney for a FY 26 cost of \$155,000<sup>2</sup> and a FY 27 cost of \$180,000, along with associated fringe benefits costs of \$52,616 in FY 26 and \$70,155 in FY 27. The additional employees are needed to

---

<sup>1</sup>The fringe benefit costs for most state employees are budgeted centrally in accounts administered by the Comptroller. The estimated active employee fringe benefit cost associated with most personnel changes is 40.71% of payroll in FY 26.

<sup>2</sup>This includes a one-time \$10,000 programming cost to create the new license in the states e-license system. Also, FY 26 costs reflect nine months of expenditures due to the bills 10/1/25 effective date.

regulate the market, field complaints, perform investigations, and conduct enforcement against wholesalers who violate the provisions of the bill.

The bill also creates a real estate wholesaler license that has a \$285 application and renewal fee resulting in a potential revenue gain to the state dependent on the number of license applications.

### ***The Out Years***

The annualized ongoing fiscal impact identified above would continue into the future subject to employee wage increases, the number of license applications, and inflation.