

## OFFICE OF FISCAL ANALYSIS

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sHB-7078

AN ACT CONCERNING THE REMOVAL OF UNAUTHORIZED PERSONS FROM REAL PROPERTY, CONTINUING EDUCATION REQUIREMENTS FOR REAL ESTATE LICENSEES, REQUIRING A STUDY OF RESIDENTIAL REAL PROPERTY WHOLESALING AND REVISING THE TITLE OF A REAL ESTATE SALESPERSON TO A REAL ESTATE AGENT.

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

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

Agency Affected	Fund-Effect	FY 26 \$	FY 27 \$
Consumer Protection, Dept.	GF - Cost	50,000	None

Note: GF=General Fund

#### ***Municipal Impact:***

Municipalities	Effect	FY 26 \$	FY 27 \$
All Municipalities	Potential Savings	Minimal	Minimal

### ***Explanation***

The bill creates a new process to remove an unauthorized occupant and requires the Department of Consumer Protection (DCP) to conduct a study resulting in the impact described below.

**Section 1** creates a process for removal of unauthorized persons from real property, which results in a potential savings to various municipalities beginning in FY 26.

To the extent the bill results in fewer evictions, there may be a potential savings to municipalities associated with storing fewer possessions of evicted tenants.

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Reviewer: PR

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**Section 3** requires the DCP to conduct a study of residential real property wholesaling business practices in the state resulting in a cost to the state. DCP does not have the research staff or expertise to conduct the study and will have to hire a consultant for six months for a cost of approximately \$50,000 in FY 26.

The bill also makes various changes to real estate licenses that result in no fiscal impact to the state.

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

The annualized ongoing fiscal impact identified above will continue into the future subject to the number of evictions.