



General Assembly

January Session, 2025

Committee Bill No. 5572

LCO No. 5126



Referred to Committee on GENERAL LAW

Introduced by:
(GL)

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

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

2 (1) "Commissioner" means the Commissioner of Consumer
3 Protection;

4 (2) "Department" means the Department of Consumer Protection;

5 (3) "Person" has the same meaning as provided in section 20-311 of
6 the general statutes;

7 (4) "Real estate wholesaler" (A) means a person who enters into a real
8 estate wholesale contract for the purpose of facilitating or orchestrating
9 the sale of a seller's real property to a third party, and (B) does not
10 include a real estate licensee engaged in the real estate business, as said
11 terms are defined in section 20-311 of the general statutes; and

12 (5) "Real estate wholesale contract" means an agreement between a
13 real estate wholesaler and the seller of real property that requires the

14 real estate wholesaler to, for compensation and without assuming
15 possession of the real property, facilitate or orchestrate the sale of such
16 real property to a third party.

17 (b) (1) Except as provided in subdivision (2) of this subsection, no
18 person shall act as a real estate wholesaler in this state unless the
19 Department of Consumer Protection has issued a real estate wholesaler
20 license to such person pursuant to this subdivision. A person who
21 desires a real estate wholesaler license shall submit an application to the
22 department in a form and manner prescribed by the Commissioner of
23 Consumer Protection. Each initial license application submitted
24 pursuant to this subdivision shall be accompanied by a nonrefundable
25 application fee in the amount of two hundred eighty-five dollars. Each
26 real estate wholesaler license issued pursuant to this subdivision shall
27 be valid for a period not to exceed one year and may be renewed for
28 successive one-year periods by submitting a license renewal application
29 to the department in a form and manner prescribed by the
30 commissioner. Each license renewal application submitted pursuant to
31 this subdivision shall be accompanied by a nonrefundable renewal fee
32 in the amount of two hundred eighty-five dollars.

33 (2) No real estate wholesaler shall be required to obtain a real estate
34 wholesaler license from the department under subdivision (1) of this
35 subsection for any calendar year in which such real estate wholesaler
36 enters into not more than one real estate wholesale contract.

37 (c) (1) Each real estate wholesale contract shall, at a minimum,
38 include:

39 (A) The name of the real estate wholesaler;

40 (B) The license number of the real estate wholesaler license issued to
41 the real estate wholesaler pursuant to subdivision (1) of subsection (b)
42 of this section, if any;

43 (C) A provision providing (i) the seller with a ten-day period within

44 which the seller may, at the seller's expense, have an attorney review the
45 terms of such real estate wholesale contract, and (ii) that the seller may
46 cancel such real estate wholesale contract during such ten-day period
47 without incurring any penalty or obligation; and

48 (D) The following statement, in not less than sixteen-point type, at the
49 top of the first page of such real estate wholesale contract:

50 "ENGAGING WITH A WHOLESALER TO SELL A PROPERTY IS A
51 SERIOUS DECISION AND PROSPECTIVE SELLERS ARE ADVISED
52 TO CONSULT AN ATTORNEY OR LICENSED REAL ESTATE
53 PROFESSIONAL TO ENSURE THEY ARE RECEIVING THE BEST
54 PRICE AND CONTRACT TERMS POSSIBLE."

55 (2) No real estate wholesale contract shall provide for a closing date
56 that is more than seventy days after the date on which all parties to such
57 contract executed such contract. The parties to a real estate wholesale
58 contract may agree to extend such seventy-day period, provided such
59 extension is made in writing and signed by all parties to such contract.
60 In the absence of any such extension, the real estate wholesale contract
61 shall automatically terminate upon expiration of such seventy-day
62 period.

63 (d) The Commissioner of Consumer Protection may adopt
64 regulations, in accordance with the provisions of chapter 54 of the
65 general statutes, to implement the provisions of this section.

66 (e) Any violation of the provisions of this section shall be deemed an
67 unfair or deceptive trade practice under subsection (a) of section 42-110b
68 of the general statutes.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2025	New section

Statement of Purpose:

To provide for (1) the licensing and regulation of real estate wholesalers, and (2) the regulation of real estate wholesale contracts.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: REP. ZULLO, 99th Dist.; SEN. CICARELLA, 34th Dist.

H.B. 5572