

*Regulations of Connecticut State Agencies*

TITLE 20. Professional & Occupational Licensing, Certification

---

---

*Agency*

**Department of Consumer Protection**

*Subject*

**Real Estate Brokers and Salesmen**

*Inclusive Sections*

**§§ 20-325d-1—20-325d-7**

---

CONTENTS

---

Sec. 20-325d-1.	Definitions.
Sec. 20-325d-2.	Agency disclosure.
Sec. 20-325d-3—20-325d-4.	Repealed
Sec. 20-325d-5.	Time of disclosure.
Sec. 20-325d-6.	Disclosure by Cooperating Licensees.
Sec. 20-325d-7.	Open houses, auctions.

**Real Estate Brokers and Salesmen**

**Sec. 20-325d-1. Definitions.**

For the purposes of sections 20-325d-1 to 20-325d-7, inclusive, of the Regulations of Connecticut State Agencies, the definitions set forth in sections 20-311, 20-329a, and 20-329cc of the Connecticut General Statutes shall apply, and the following terms shall have the meanings indicated:

(1) “Buyer’s agent” or “Agent of the buyer” means a real estate licensee who acts in a fiduciary capacity for the prospective buyer or prospective lessee in a real estate transaction;

(2) “Dual agent” means a real estate licensee who acts in a fiduciary capacity for both the prospective seller or prospective lessor and the prospective buyer or prospective lessee in a real estate transaction; and

(3) “Seller’s agent” or “Agent of the seller” means a broker or salesperson who acts in a fiduciary capacity for the prospective seller or prospective lessor in a real estate transaction.

(Effective February 22, 1991; Amended September 28, 1995; Amended December 27, 2024)

**Sec. 20-325d-2. Agency disclosure.**

(a) A real estate licensee, when acting as a seller’s agent, shall, upon request, make a written disclosure of whom the brokerage firm and its agents represent to prospective buyers or lessees, unless such prospective buyer or lessee is represented by another real estate licensee. A real estate licensee, when acting as a buyer’s agent, shall, upon request, make a written disclosure of whom the brokerage firm and its agents represent to prospective sellers or lessors, unless such prospective seller or lessor has entered into a representation agreement with another real estate licensee.

(b) The disclosures required by subsection (a) of this section shall be provided by the real estate licensee on a form prescribed by the Commissioner of Consumer Protection and posted on the department’s Internet website. In addition to the required disclosures, such form shall include, but not be limited to:

- (1) The name of the real estate licensee;
- (2) The property address;
- (3) The name of the buyer;
- (4) The name of the seller; and
- (5) A clear statement of who is and is not represented by the real estate licensee.

(c) A real estate licensee, when acting as a dual agent, shall make a written disclosure of dual agency to all parties by using the dual agency consent agreement provided in section 20-325g of the Connecticut General Statutes. Such consent agreement may contain the disclosures required by subsection (d) of this section.

(d) (1) Upon appointment of designated agents, as permitted pursuant to section 20-325i of the Connecticut General Statutes, the appointing broker or authorized licensee shall: (A) provide written notice to the seller or landlord and the buyer or tenant; and (B) obtain written consent signed from the seller or landlord and the buyer or tenant.

*Regulations of Connecticut State Agencies*

TITLE 20. Professional & Occupational Licensing, Certification

~~§20-325d-3—20-325d-4~~

*Department of Consumer Protection*

(2) The written notice required pursuant to subdivision (1)(A) of this subsection shall include, but not be limited to: (A) a description of the roles and responsibilities of appointing brokers and designated agents; (B) an acknowledgment from the seller or landlord and the buyer or tenant that they consent to the appointment of designated agents; (C) the names of the appointed designated agents for the seller or landlord and the buyer or tenant; and (D) the name of the appointing broker or authorized agent of such appointing broker.

(Effective February 22, 1991; Amended September 28, 1995; Amended June 5, 2002; Amended December 27, 2024)

**Sec. 20-325d-3—20-325d-4. Repealed**

Repealed September 25, 1995.

**Sec. 20-325d-5. Time of disclosure.**

(a) Any real estate licensee acting as a seller's agent or intending to act as a seller's agent shall give the disclosure required by section 20-325d-2 of the Regulations of Connecticut State Agencies to the prospective buyer or lessee at the beginning of the first personal meeting concerning the prospective buyer's or lessee's specific real estate needs. The disclosure shall be signed by the prospective buyer or lessee and the real estate licensee, and shall be attached to any offer, binder, option, agreement to purchase or lease. If the prospective buyer or lessee refuses to sign the disclosure, the seller's agent shall note this refusal on the line indicated for the prospective buyer's or lessee's signature.

(b) Any real estate licensee acting as a buyer's agent or intending to act as a buyer's agent shall give the disclosure required by section 20-325d-2 of the Regulations of Connecticut State Agencies to the seller or lessor or to the seller's or lessor's agent at the beginning of the first personal meeting with the seller or lessor or the seller's or lessor's agent concerning the seller's or lessor's real property. The disclosure shall be signed by the seller or lessor, or the seller's or lessor's agent, and the prospective buyer's agent, and shall be attached to any offer, binder, option, agreement to purchase or lease. If the seller, lessor or seller's or lessor's agent refuses to sign the disclosure, the prospective buyer's agent shall note this refusal on the line indicated for the seller's, lessor's or seller's or lessor's agent's signature.

(Effective February 22, 1991; Amended September 28, 1995; Amended June 5, 2002; Amended December 27, 2024)

**Sec. 20-325d-6. Disclosure by Cooperating Licensees.**

Any real estate licensee acting as a cooperating real estate licensee shall be responsible for providing the disclosure required by section 20-325d of the Connecticut General Statutes, unless no cooperating real estate licensee is involved, in which case the seller's or buyer's agent or the dual agent shall be responsible for providing the disclosure.

(Effective February 22, 1991; Amended September 28, 1995; Amended December 27, 2024)

*Regulations of Connecticut State Agencies*

TITLE 20. Professional & Occupational Licensing, Certification

---

---

*Department of Consumer Protection*

*§20-325d-7*

**Sec. 20-325d-7. Open houses, auctions.**

(a) The disclosure to prospective buyers or lessees required by section 20-325d of the Connecticut General Statutes need not be given to individuals who attend an open house, provided that:

(1) The real estate licensee, by sign, poster, pamphlet or other similar means, conspicuously discloses the real estate licensee's agency relationship; and

(2) No personal meeting concerning the prospective buyer's or lessee's specific real estate needs is held. If such a meeting is held, the written disclosure shall be given at the beginning of the meeting.

(b) The disclosure to prospective buyers or lessees required by section 20-325d of the Connecticut General Statutes need not be given to individuals who attend a real estate auction, provided that:

(1) The real estate licensee, by sign, poster, pamphlet or other similar means, conspicuously discloses the licensee's agency relationship; and

(2) The real estate licensee provides the disclosure to the successful bidder prior to the time a written offer to purchase is executed.

(Effective February 22, 1991; Amended September 28, 1995; Amended December 27, 2024)