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.

(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)