Sec. 20-328-8a. Commissions and compensation.

(a) No licensee shall demand compensation unless reasonable cause for payment of compensation exists.

(b) When an owner, lessor, prospective buyer or lessee wrongfully fails or is unable to consummate a transaction, the broker has no right to any portion of the money, if any, deposited with the broker, even though compensation may have been earned.

(c) While engaging in the real estate business, a licensee shall not accept any commission, rebate, or profit on expenditures made for the licensee's principal, without the knowledge and consent of the licensee's principal.

(d) A licensee shall not accept compensation from more than one party in a real estate transaction without notifying all parties to the transaction prior to the closing.

(e) No licensee shall offer, promise, allow, give, pay or rebate, directly or indirectly, any part or share of the licensee's commission or compensation arising or accruing from any real estate transaction to any person who is engaging in the real estate business and who was not licensed as a broker or salesperson at the time the broker or salesperson performed the acts or rendered the services for which the licensee offers, promises, allows, gives, pays or rebates such commission or compensation.

(f) If a licensee receives or is awarded any compensation with respect to any transaction in which the licensee is engaged on behalf of the broker with whom the licensee is affiliated, the licensee shall promptly pay over or assign such compensation to such broker.

(g) In a cooperative real estate transaction, a broker shall compensate the cooperating broker and shall not compensate nor offer to compensate, directly or indirectly, any of the salespersons or brokers employed by or affiliated with the cooperating broker without the prior express knowledge and consent of the cooperating broker.

(h) An out-of-state real estate licensee may receive compensation in accordance with section 20-325l of the Connecticut General Statutes.

(Effective May 18, 1990; Amended September 28, 1995; Amended December 27, 2024)