

1 ENGROSSED HOUSE AMENDMENT
TO
2 ENGROSSED SENATE BILL NO. 877 By: Bullard and Hamilton of the
Senate
3
4 and
5 Maynard of the House
6
7

8 An Act relating to deed regulation; amending 59 O.S.
2021, Sections 858-307.2 and 858-351, which relate to
9 real estate licensing; requiring certain continuing
education course; expanding application of certain
10 definitions; defining term; updating statutory
language; requiring certain notification to buyer;
11 requiring the Oklahoma Real Estate Commission to
promulgate certain rules; providing for codification;
12 and providing an effective date.

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15 AMENDMENT NO. 1. Strike the title, enacting clause, and entire bill
and insert:
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18 "An Act relating to deed regulation; amending 59 O.S.
2021, Sections 858-307.2 and 858-351, which relate to
19 real estate licensing; requiring certain continuing
education course; expanding application of certain
20 definitions; defining term; updating statutory
language; requiring certain notification to buyer;
21 requiring the Oklahoma Real Estate Commission to
promulgate certain rules; providing for codification;
22 and providing an effective date.

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1 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

2 SECTION 1. AMENDATORY 59 O.S. 2021, Section 858-307.2,
3 is amended to read as follows:

4 Section 858-307.2. A. Beginning November 1, 2004, as a
5 condition of renewal or reactivation of ~~the~~ a real estate license,
6 each licensee with the exception of those exempt as set out in this
7 section shall submit to the Oklahoma Real Estate Commission evidence
8 of completion of a specified number of hours of continuing education
9 courses approved by the Commission, within the thirty-six (36)
10 months immediately preceding the term for which the license is to be
11 issued. The number of hours, or its equivalent, required for each
12 licensed term shall be determined by the Commission and promulgated
13 by rule. Each licensee shall be required to complete and include as
14 part of ~~said~~ such continuing education a certain number of required
15 subjects as prescribed by rule.

16 B. The continuing education courses required by this section
17 shall be satisfied by courses approved by the Commission and offered
18 by:

- 19 1. The Commission;
- 20 2. A technology center school;
- 21 3. A college or university;
- 22 4. A private school;
- 23 5. The Oklahoma Association of Realtors, the National
24 Association of Realtors, or any affiliate thereof;

1 6. The Oklahoma Bar Association, American Bar Association, or
2 any affiliate thereof; or

3 7. An education provider.

4 C. The Commission shall maintain a list of courses which are
5 approved by the Commission.

6 D. The Commission shall not issue an active renewal license or
7 reactivate a license unless the continuing education requirement set
8 forth in this section is satisfied within the prescribed time
9 period.

10 E. The provisions of this section do not apply:

11 1. During the period a license is on inactive status;

12 2. To a licensee who holds a provisional sales associate
13 license;

14 3. To a nonresident licensee licensed in this state if the
15 licensee maintains a current license in another state or states and
16 has satisfied the continuing education requirement for license
17 renewal in that state or states. If the nonresident licensee is
18 exempt from the continuing education requirements in all states
19 where the nonresident holds a license, the nonresident licensee
20 shall successfully complete this state's continuing education
21 requirement for license renewal or reactivation; or

22 4. To a corporation, association, partnership, or branch
23 office.
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1 F. The Commission shall require each licensee to receive a
2 specified number of hours of continuing education courses on deed
3 theft, as defined in Section 858-351 of this title. Each licensee
4 shall be required to complete such continuing education on or before
5 November 1, 2028.

6 SECTION 2. AMENDATORY 59 O.S. 2021, Section 858-351, is
7 amended to read as follows:

8 Section 858-351. Unless the context clearly indicates
9 otherwise, as used in Sections 858-351 through 858-363 of The
10 Oklahoma Real Estate License Code and Section 3 of this act:

11 1. "Broker" means a real estate broker, an associated broker
12 associate, sales associate, or provisional sales associate
13 authorized by a real estate broker to provide brokerage services;

14 2. "Brokerage services" means those services provided by a
15 broker to a party in a transaction;

16 3. "Deed theft" means to:

17 a. intentionally alter, falsify, forge, or misrepresent a
18 document relating to real property with the intent to
19 deceive, defraud, or unlawfully transfer or encumber
20 the ownership rights of the owner of the real
21 property,

22 b. misrepresent oneself as the owner or authorized
23 representative of the owner of real property in order
24

1 to obtain ownership or possession of such real
2 property, or

3 c. with intent to defraud, take, obtain, steal, or
4 transfer title or ownership of real property by fraud,
5 forgery, larceny, or any other fraudulent or deceptive
6 practice;

7 4. "Firm" means a sole proprietor, corporation, association, or
8 partnership;

9 5. "Party" means a person who is a seller, buyer, landlord, or
10 tenant or a person who is involved in an option or exchange; and

11 ~~4.~~ 6. "Transaction" means an activity or process to buy, sell,
12 lease, rent, option, or exchange real estate. Such activities or
13 processes may include, without limitation, soliciting, advertising,
14 showing, or viewing real property, presenting offers or
15 counteroffers, entering into agreements, and closing such
16 agreements; ~~and~~

17 ~~5. "Firm" means a sole proprietor, corporation, association or~~
18 ~~partnership.~~

19 SECTION 3. NEW LAW A new section of law to be codified
20 in the Oklahoma Statutes as Section 858-364 of Title 59, unless
21 there is created a duplication in numbering, reads as follows:

22 As part of each closing of a transaction, notification of the
23 signs and risks of deed theft, as defined in Section 858-351 of
24 Title 59 of the Oklahoma Statutes, shall be required to be given to

the buyer by a licensed real estate broker. The buyer shall confirm receipt of such notification by affixing his or her signature to such notification. The Oklahoma Real Estate Commission shall promulgate rules to enact the provisions of this section.

SECTION 4. This act shall become effective November 1, 2025."

Passed the House of Representatives the 1st day of May, 2025.

Presiding Officer of the House of
Representatives

Passed the Senate the _____ day of _____, 2025.

Presiding Officer of the Senate

1 ENGROSSED SENATE
2 BILL NO. 877

By: Bullard and Hamilton of the
Senate

3 and

4 Maynard of the House

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7 An Act relating to deed regulation; amending 59 O.S.
8 2021, Sections 858-307.2 and 858-351, which relate to
9 real estate licensing; requiring certain continuing
10 education course; expanding application of certain
11 definitions; defining term; updating statutory
language; requiring certain notification to buyer;
requiring the Oklahoma Real Estate Commission to
promulgate certain rules; providing for codification;
and providing an effective date.

12
13 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

14 SECTION 5. AMENDATORY 59 O.S. 2021, Section 858-307.2,
15 is amended to read as follows:

16 Section 858-307.2. A. Beginning November 1, 2004, as a
17 condition of renewal or reactivation of ~~the~~ a real estate license,
18 each licensee with the exception of those exempt as set out in this
19 section shall submit to the Oklahoma Real Estate Commission evidence
20 of completion of a specified number of hours of continuing education
21 courses approved by the Commission, within the thirty-six (36)
22 months immediately preceding the term for which the license is to be
23 issued. The number of hours, or its equivalent, required for each
24 licensed term shall be determined by the Commission and promulgated

1 by rule. Each licensee shall be required to complete and include as
2 part of ~~said~~ such continuing education a certain number of required
3 subjects as prescribed by rule.

4 B. The continuing education courses required by this section
5 shall be satisfied by courses approved by the Commission and offered
6 by:

7 1. The Commission;

8 2. A technology center school;

9 3. A college or university;

10 4. A private school;

11 5. The Oklahoma Association of Realtors, the National
12 Association of Realtors, or any affiliate thereof;

13 6. The Oklahoma Bar Association, American Bar Association, or
14 any affiliate thereof; or

15 7. An education provider.

16 C. The Commission shall maintain a list of courses which are
17 approved by the Commission.

18 D. The Commission shall not issue an active renewal license or
19 reactivate a license unless the continuing education requirement set
20 forth in this section is satisfied within the prescribed time
21 period.

22 E. The provisions of this section do not apply:

23 1. During the period a license is on inactive status;

1 2. To a licensee who holds a provisional sales associate
2 license;

3 3. To a nonresident licensee licensed in this state if the
4 licensee maintains a current license in another state or states and
5 has satisfied the continuing education requirement for license
6 renewal in that state or states. If the nonresident licensee is
7 exempt from the continuing education requirements in all states
8 where the nonresident holds a license, the nonresident licensee
9 shall successfully complete this state's continuing education
10 requirement for license renewal or reactivation; or

11 4. To a corporation, association, partnership, or branch
12 office.

13 F. The Commission shall require each licensee to receive a
14 specified number of hours of continuing education courses on deed
15 theft, as defined in Section 858-351 of this title. Each licensee
16 shall be required to complete such continuing education on or before
17 November 1, 2028.

18 SECTION 6. AMENDATORY 59 O.S. 2021, Section 858-351, is
19 amended to read as follows:

20 Section 858-351. Unless the context clearly indicates
21 otherwise, as used in Sections 858-351 through 858-363 of The
22 Oklahoma Real Estate License Code and Section 3 of this act:
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1 1. "Broker" means a real estate broker, an associated broker
2 associate, sales associate, or provisional sales associate
3 authorized by a real estate broker to provide brokerage services;

4 2. "Brokerage services" means those services provided by a
5 broker to a party in a transaction;

6 3. "Deed theft" means to:

7 a. intentionally alter, falsify, forge, or misrepresent
8 property documents such as a residential or commercial
9 deed or title, with the intent to deceive, defraud, or
10 unlawfully transfer or encumber the ownership rights
11 of a residential or commercial property,

12 b. misrepresent oneself as the owner or authorized
13 representative of residential or commercial real
14 property in order to obtain ownership or possession of
15 such real property, or

16 c. with intent to defraud, take, obtain, steal, or
17 transfer title or ownership of real property by fraud,
18 forgery, larceny, or any other fraudulent or deceptive
19 practice;

20 4. "Firm" means a sole proprietor, corporation, association, or
21 partnership;

22 5. "Party" means a person who is a seller, buyer, landlord, or
23 tenant or a person who is involved in an option or exchange; and
24

1 4. 6. "Transaction" means an activity or process to buy, sell,
2 lease, rent, option, or exchange real estate. Such activities or
3 processes may include, without limitation, soliciting, advertising,
4 showing, or viewing real property, presenting offers or
5 counteroffers, entering into agreements, and closing such
6 agreements; ~~and~~

7 5. ~~"Firm" means a sole proprietor, corporation, association or~~
8 ~~partnership.~~

9 SECTION 7. NEW LAW A new section of law to be codified
10 in the Oklahoma Statutes as Section 858-364 of Title 59, unless
11 there is created a duplication in numbering, reads as follows:

12 As part of each closing of a transaction, notification of the
13 signs and risks of deed theft, as defined in Section 2 of this act,
14 shall be required to be given to the buyer by a licensed real estate
15 broker. The buyer shall confirm receipt of such notification by
16 affixing his or her signature to such notification. The Oklahoma
17 Real Estate Commission shall promulgate rules to enact the
18 provisions of this section.

19 SECTION 8. This act shall become effective November 1, 2025.
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1 Passed the Senate the 27th day of March, 2025.

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3 _____
4 Presiding Officer of the Senate

5 Passed the House of Representatives the ____ day of _____,
6 2025.

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8 _____
9 Presiding Officer of the House
10 of Representatives