

1 **SENATE FLOOR VERSION**

2 February 12, 2026

3 **AS AMENDED**

4 SENATE BILL NO. 1217

5 By: Daniels and Guthrie

6 An Act relating to real estate brokers; prohibiting
7 requirement for broker to enter into certain
8 agreement to show certain real estate; allowing
9 certain brokers to require certain associate to enter
into certain agreement prior to certain action;
providing for codification; and providing an
effective date.

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

13 SECTION 1. NEW LAW A new section of law to be codified
14 in the Oklahoma Statutes as Section 858-355.2 of Title 59, unless
15 there is created a duplication in numbering, reads as follows:

16 A. A broker shall not be required to enter into a brokerage
17 agreement with a buyer prior to showing real estate for purchase,
18 lease, option, or exchange.

19 B. A managing broker or proprietor broker may choose to require
20 a branch broker, broker associate, or sales associate that is
21 employed by, working with, or an independent contractor for the
22 managing broker or proprietor broker to enter into a brokerage
23 agreement with a buyer prior to showing real estate for purchase,
24 lease, option, or exchange.

1 SECTION 2. This act shall become effective November 1, 2026.

2 COMMITTEE REPORT BY: COMMITTEE ON BUSINESS AND INSURANCE
3 February 12, 2026 - DO PASS AS AMENDED
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