

## **BILL ANALYSIS**

Senate Research Center

S.B. 577  
By: Haywood  
State Affairs  
4-7-97  
As Filed

### **DIGEST**

Currently, Texas governmental and business entities purchase easements and rights-of-way from private landowners to facilitate the delivery of services and products. Historically, real estate brokers have not played a role in such transactions. There are concerns that these transactions should fall outside of the purview of the Real Estate Licensing Act in order to preserve the unique nature of such transactions. This bill exempts these transactions from the application of the Texas Real Estate License Act.

### **PURPOSE**

As proposed, S.B. 577 provides an exemption for certain transaction from regulation under the Real Estate License Act.

### **RULEMAKING AUTHORITY**

This bill does not grant any additional rulemaking authority to a state officer, institution, or agency.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Section 3, Article 6573a, V.T.C.S. (The Real Estate License Act), to include transactions involving the sale, lease, or transfer of easements or rights-of-way for use in connection with telecommunication, utility, or pipeline service, among a list of exemptions from the provisions of this Act.

SECTION 2. Emergency clause.  
Effective date: upon passage.