



STATE OF UTAH
REAL ESTATE COMMISSION
MEETING MINUTES

September 17, 2025 9:00 am

Real Estate Commission:

Andrea Wilson, Chair
Rick Southwick, Vice Chair
Jim Bringham
Marie McClelland
Randy Smith

Meeting Commencement:

- The Real Estate Commission meeting for Wednesday, September 17th, commenced at approximately 9:00 am with Chair Wilson conducting.

Meeting Minutes Approval:

- The Commission reviewed and approved the meeting minutes from August 19th and 20th.

Public Comment:

- Kreg Wagner, counsel for the Utah Association of Realtors, raised concerns about broad language in statutes regarding tax appeals.
- Kadee Wright, Chief of Enforcement, agreed to clarify the issue in the next newsletter.
- Vice Chair Southwick and Commissioner Smith emphasized that providing comparables and market analysis opinions are regular practices for real estate practitioners and should not be prohibited as long as they are not presented as appraisals.

Director's Report:

- Leigh Veillette, Division Director, reported on upcoming changes to realestate.utah.gov and her presentation with Ms. Wright at the Utah Rental Housing Association on broker supervision in property management.
- Ms. Veillette shared insights from the Association of Real Estate License Law Officials (ARELLO) annual conference and discussed facilitating commissioner participation in the Commissioner College course, which Commissioner Smith highly recommended.

- Ms. Veillette brought new federal reporting requirements from the Financial Crimes Enforcement Network (FinCEN) to the Commission's attention, effective December 1st, for professionals involved in residential real estate settlements.
- Commissioner McClelland elaborated on the requirements, and Vice Chair Southwick and Commissioner Randy Smith raised concerns about the burden on title companies and potential privacy violations. Vice Chair Southwick suggested interfacing with the title insurance commission.
- On the topic of property management license supervision, Vice Chair Southwick emphasized the need for broker supervision of property management licensees, which Ms. Veillette acknowledged as a major policy issue.

Licensing and Education:

- Laurel North, Licensing and Education Manager, provided positive updates, including a new "how-to" landing page with videos and written instructions, broker rosters now in alphabetical order, and a new licensing specialist starting soon. She also mentioned improving continuing education (CE) reporting to ensure mandatory courses are completed.
- Vice Chair Southwick and Commissioner Bringhurst suggested adding a tax course component for licensees to educate them on tax savings strategies. Ms. North agreed to investigate.
- Ms. North reported that licensing figures for August continued to increase, with sales agent licenses alone capping at 20,000.

Commission and Industry Issues:

- Justin Barney, Hearing Officer and Records Manager, reported that the rules committee is drafting a new rule for property manager licensees, addressing issues such as minimum education, unlicensed assistant affiliation, recovery fund reciprocity, continuing education, affirmative duties, and advertising. Chair Wilson requested an additional commissioner for the committee, and Vice Chair Southwick agreed to serve.

Enforcement:

- Ms. Wright presented an enforcement report, noting a significant increase in property management-related complaints and calls.

Informal Hearing for Allen Brent Johnson:

- The Commission heard the division's recommendation to deny Allen Brent Johnson's real estate sales agent license application due to a 2015 felony conviction and ongoing sex offender registration. Mr. Johnson argued against permanent penalization for past mistakes and emphasized his rehabilitation. Following a closed session, the Commission unanimously voted to deny his application.

Informal Hearing for Anthony J. Giglio:

- Tyler Huff, Real Estate Analyst, presented the division's recommendation to uphold the restricted renewal of Anthony J. Giglio's principal broker license due to his extensive out-of-state disciplinary record. Following a closed session, the Commission unanimously

voted to uphold the division's original decision, which included a 30-day suspension and probation.

Adjournment:

- A motion to adjourn was made and seconded.
- The motion passed unanimously.

Meeting adjourned.