

**UTAH DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
REAL ESTATE COMMISSION
DRAFT MEETING MINUTES**

JUNE 10, 2026, 9:00 AM

Commissioners In Attendance:

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

Commissioners Not in Attendance:

- None noted

MEETING MINUTES

1. Call to Order

- The meeting was called to order by Chair Southwick.

2. Review and Approval of Previous Minutes

- A motion was made to approve the draft minutes of the Commission's May 20, 2026, meeting. The motion passed unanimously.
- A motion was made to approve the draft minutes of the Commission's June 3, 2026, meeting. The motion passed unanimously.

3. Real Estate Purchase Contract (REPC) Revision

- **Overview:** Chair Southwick introduced the proposed revisions to the REPC, noting it is the first major revision since 2018. The process conducted by the Utah Association of REALTORS® involved a nine-member subcommittee (Aug-Dec 2025) and the full forms committee, incorporating input from brokers, legal counsel, and the Division of Real Estate.

- **Commission Discussion:** Commissioners expressed strong support for the new, streamlined front-page format, noting it improves clarity for consumers and addresses common errors.
- **Public Comment:**
 - Danny Naylor suggested adding a checkbox to indicate if a buyer or seller is unrepresented to avoid confusion regarding agency status.
 - Amanda Mendenhall recommended tabling the decision, citing concerns about specific provisions (insurability, transfer language) and a perceived lack of remedy for breach after closing (Section 19). She urged the Commission to seek outside counsel.
- **Action Taken:** Commissioner Smith moved to approve the revisions and forward them to the Attorney General's Office, with the understanding that the Commission's legal counsel, Assistant Attorney General Elliott Clark, would communicate the concerns raised regarding Section 19. The motion was seconded and passed unanimously. The Commission noted this approval is contingent upon AG review/concurrence and is targeted for a January 1, 2027, effective date for the revised REPC.

4. Division Section Reports

- **Director's Report (Leigh Veillette):** Reported on the Division's "Caravan" visits to Cedar City and St. George. Announced her new role on the ARELLO Law and Regulation Committee, which is updating white papers on broker supervision and private listing networks.
- **Licensing & Education (Laurel North):** Reported a slight softening in licensure stats year-over-year, with a 6.1% contraction in the market footprint. Noted growth in entity licenses but contraction in individual sales agents.
- **Commission & Industry Issues (Justin Barney):** Updated the Commission on the property manager rule, noting that a draft is being prepared for review. The rule will largely mirror real estate agent rules but with industry-specific adjustments (shorter qualification process, fewer CE hours).
- **Enforcement (Bryn Kaelin):** Reported 40 new complaints and 79 closed cases for the month. Noted a stable complaint volume compared to the previous year.
 - **Stipulation:** Enforcement staff presented a stipulation and order for the Commission's consideration in the Matter of Margaret Hackford (Docket No. RE-2026-076). Following executive/closed session, a motion was made to accept the stipulation and order as presented. The motion passed unanimously. The Division concurred.

5. Informal Enforcement Hearing: In the Matter of Micah Wilson Pearson, Docket No. RE-2026-011

- **Proceedings:** Director Veillette presided. The Division presented three counts: (1) substantial misrepresentation on a license renewal, (2) guilty plea to a felony (tax evasion), and (3) dishonest dealing (long-term tax non-compliance).
- **Respondent's Testimony:** Micah Pearson acknowledged making mistakes but argued he never intended to defraud anyone and that his actions were the result of business ambition and overwhelming debt. He requested that his license not be revoked, citing his long career and value to his clients/team.
- **Commission Action (After Executive/Closed Session):** The Commission found the Respondent in violation on all counts (substantial misrepresentation, felony guilty plea, and dishonest dealing).
- **Decision:** The Commission voted unanimously to:
 - Revoke the Respondent's sales agent license;
 - Prohibit reapplication until all court-ordered restitution is paid in full (no earlier than 3 years from the order);
 - Impose a \$12,000 fine (\$4,000 per count), offset dollar-for-dollar by restitution paid within a two-year period; and
 - Authorize a public reprimand.
- The Division concurred with the Commission's decision.

6. Adjournment

- A motion was made to adjourn, which passed unanimously.

Meeting adjourned.

NEXT MEETING

July 15, 2026

2026 MONTHLY MEETING SCHEDULE

Jan 21	Feb 18	Mar 18	Apr 22	May 20	Jun 3 & Jun 10
Jul 15	Aug 19	Sept 23	Oct 21	Nov 17	Dec 15