

the governing body thereof and upon compliance with Minnesota Statutes 1965, Section 645.021.

Approved March 13, 1967.

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CHAPTER 72—H. F. No. 737

[Not Coded]

*An act authorizing the conveyance of certain land to the village of Akeley; and providing for the releasing of certain conditions and reservations contained in a prior deed from the state to the village.*

Be it enacted by the Legislature of the State of Minnesota:

**Section 1. Conveyance of state lands; village of Akeley.** The commissioner of taxation on behalf of the state of Minnesota shall convey to the village of Akeley, without consideration, by quit claim deed to the village of Akeley, in a form approved by the attorney general, the following described land located in Hubbard county, Minnesota:

Lot One (1), Block Two (2), Akeley Park Gardens.

The deed to be so executed and delivered by the state of Minnesota to the village of Akeley shall recite that it is executed to forever release and discharge the above described land from those expressed conditions and reservations imposed on said land by the state in the deed of conveyance to the village of Akeley dated September 11, 1959, which deed was executed and delivered by the commissioner of taxation to said village pursuant to Minnesota Statutes, Section 282.01, Subdivision 1.

Approved March 14, 1967.

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CHAPTER 73—H. F. No. 579

*An act relating to the licensing and regulation of real estate brokers and salesmen; amending Minnesota Statutes 1965, Sections 82.02, Subdivision 1; 82.03, Subdivision 4; and 82.035.*

Be it enacted by the Legislature of the State of Minnesota:

**Changes or additions indicated by italics, deletions by ~~strikeout~~.**

Section 1. Minnesota Statutes 1965, Section 82.02, Subdivision 1, is amended to read:

**82.02 Real estate brokers and salesmen; licensing and regulations; exceptions.** Subdivision 1. **Persons.** Minnesota Statutes, Sections 82.01 to 82.16, does not apply to a person who performs any of the following acts:

(a) Acts only in an isolated real estate transaction;

(b) (a) Acts as an attorney at law, attorney in fact, receiver, trustee in bankruptcy, administrator, executor, or under an order of court, a trust, or a will;

(c) (b) Any person owning and operating a cemetery and selling lots therein solely for use as burial plots, or any officer or employee thereof who sells such lots solely for use as burial plots;

(d) (c) Any person who, as owner, lessor, or prospective purchaser, performs any act with reference to property owned, leased, or to be acquired by him, or to his regular employees, where such acts are performed in the regular course of, or as incident to, the management of such property and the investment therein;

(e) (d) Acts as an auctioneer bonded in conformance with Minnesota Statutes, Section 330.02, and such auctioneer may engage in the sale of real estate incidental to his work as an auctioneer, as defined and regulated by Minnesota Statutes, Chapter 82, without any additional license or bond.

Sec. 2. Minnesota Statutes 1965, Section 82.03, Subdivision 4, is amended to read:

Subd. 4. **Fees.** The following fees shall be paid to the commissioner:

(a) For each real estate broker's initial license, ~~\$15~~ \$25, and for each annual renewal of such a license, ~~\$10~~ \$15; for each initial license as real estate broker issued to an additional designated member of a partnership or association, or officer of a corporation, a fee of ~~\$5~~ \$25; and for each annual renewal of such license, ~~\$5~~ \$15.

(b) For each real estate salesman's license, \$10, and for each annual renewal of such a license, \$10, and for each transfer license, \$10.

(c) The license entitles that person to conduct business as a real estate broker or salesman at the place of business designated in the application until July 1 following the date of issuance.

**Changes or additions indicated by italics; deletions by ~~strikeout~~.**

Sec. 3. Minnesota Statutes 1965, Section 82.035, is amended to read:

**82.035 Examination.** Each applicant for a license shall be required to pass an examination conducted by the commissioner or his authorized representative. This examination shall be of a true or false or multiple choice type of examination and shall be of such scope and wording as to be sufficient, in the judgment of the commissioner, to establish the competency of the applicant to act as a real estate broker or as a real estate salesman. The examination for a real estate broker's license shall be more exacting than that for a real estate salesman, and will require a higher standard of knowledge as to the fundamentals of real estate practices and general knowledge of the real estate licensing law. An applicant for a real estate broker's license shall satisfactorily show to the commissioner that he understands and has the general knowledge of the legal effect of earnest money contracts, deeds, mortgages, contracts for deed, and leases, and understands generally the liability of the agent to his principal. *Every application for broker's examination shall be accompanied with proof that the applicant has had a minimum of two years of actual experience as a licensed real estate salesman in this or in another state having comparable requirements or is, in the opinion of the commissioner, otherwise or similarly qualified by reason of education or practical experience.* No examination shall be required for the renewal of any license, unless such license had theretofore been revoked or suspended. Provided, however, any licensee having been licensed as a broker or salesman in the state of Minnesota and who shall fail to renew his license may be required by the commissioner to again take an examination.

No applicant shall be eligible to take the examination if his license as a real estate broker or salesman has been revoked in this or any other state within two years of the date of the application.

The commissioner or his duly authorized representative shall hold examinations at such times and places as he may determine, except that the commissioner or his duly authorized representative shall hold said examinations at least every 45 days. The examination shall be predicated upon material contained in a manual to be prepared and made available by the commissioner.

An examination fee of \$10 shall be paid by each applicant, in addition to the license fee, which examination fee shall be retained by the commissioner whether or not the applicant passes the examination. The examination fee shall be forfeited if the applicant does not take the examination within six months of the application date.

**Changes or additions indicated by italics, deletions by ~~strikeout~~.**

Sec. 4. *This act becomes effective July 2, 1967.*

Approved March 14, 1967.

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CHAPTER 74—S. F. No. 347

[Not Coded]

*An act appropriating money to the state college board for Southwest state college.*

Be it enacted by the Legislature of the State of Minnesota:

Section 1. **Southwest state college; appropriation.** The sum of \$300,000 is appropriated to the state college board from the general revenue fund in the state treasury which is available for immediate expenditure at Southwest state college for furnishings, instructional materials, maintenance supplies, and equipment.

Sec. 2. This act is in effect from and after its final enactment.

Approved March 14, 1967.

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CHAPTER 75—H. F. No. 323

*An act relating to the juvenile court; authorizing attorneys of record in delinquency proceedings to inspect social histories and other reports to the court; amending Minnesota Statutes 1965, Section 260.161, Subdivision 2.*

Be it enacted by the Legislature of the State of Minnesota:

Section 1. Minnesota Statutes 1965, Section 260.161, Subdivision 2, is amended to read:

Subd. 2. **Juvenile court; reports; inspection.** Except as provided in this subdivision and in subdivision 1, none of the records of the juvenile court, including legal records, shall be open to public inspection or their contents disclosed except by order of the court. The records of juvenile probation officers and county home schools are records of the court for the purposes of this subdivision. This subdivision does not apply to proceedings under sections 260.255

**Changes or additions indicated by italics, deletions by strikeout.**