**§13177-A. Brokerage agreements**

**1. Definitions.**  As used in this section, "brokerage agreement," "real estate brokerage agency" and "client" have the same meanings as in section 13271.

[PL 2005, c. 378, §4 (NEW); PL 2005, c. 378, §29 (AFF).]

**2. Written agreements.**  A brokerage agreement between a real estate brokerage agency and a client must be in writing and, at a minimum, include the following:

A. The signature of the client to be charged; [PL 2005, c. 378, §4 (NEW); PL 2005, c. 378, §29 (AFF).]

B. The terms and conditions of the brokerage services to be provided; [PL 2005, c. 378, §4 (NEW); PL 2005, c. 378, §29 (AFF).]

C. The method or amount of compensation to be paid; [PL 2011, c. 286, Pt. J, §2 (AMD).]

D. The date upon which the agreement will expire; and [PL 2011, c. 286, Pt. J, §2 (AMD).]

E. A statement that the agreement creates an agency-client relationship. [PL 2011, c. 286, Pt. J, §2 (NEW).]

A brokerage agreement may not be enforced against any client who in good faith subsequently engages the services of another real estate brokerage agency following the expiration date of the first brokerage agreement. Any brokerage agreement provision extending a real estate brokerage agency's right to a fee following expiration of the brokerage agreement may not extend that right beyond 6 months.

[PL 2011, c. 286, Pt. J, §2 (AMD).]

SECTION HISTORY

PL 2005, c. 378, §4 (NEW). PL 2005, c. 378, §29 (AFF). PL 2011, c. 286, Pt. J, §2 (AMD).

The State of Maine claims a copyright in its codified statutes. If you intend to republish this material, we require that you include the following disclaimer in your publication:

*All copyrights and other rights to statutory text are reserved by the State of Maine. The text included in this publication reflects changes made through the First Regular and Frist Special Session of the 131st Maine Legislature and is current through November 1, 2023
. The text is subject to change without notice. It is a version that has not been officially certified by the Secretary of State. Refer to the Maine Revised Statutes Annotated and supplements for certified text.*

The Office of the Revisor of Statutes also requests that you send us one copy of any statutory publication you may produce. Our goal is not to restrict publishing activity, but to keep track of who is publishing what, to identify any needless duplication and to preserve the State's copyright rights.

PLEASE NOTE: The Revisor's Office cannot perform research for or provide legal advice or interpretation of Maine law to the public. If you need legal assistance, please contact a qualified attorney.