

**Minutes of the Maine Real Estate Commission Meeting
May 21, 2026**

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Jane B. Towle, Chairman	Catherine Pendergast, Director
Leanne Nichols, Vice Chair	Jeffrey Hill, Deputy Director
Edith Fontaine	Lisa Wilson, AAG
	Christian Petersen, Investigator
	Jazmyne Marks, Licensing Supervisor
	Shara Chesley, Office Specialist I
<u>MEMBERS ABSENT</u>	Heidi Lincoln, Office Specialist I

Location: 76 Northern Ave Gardiner, ME

Start: 9:00 a.m.

Adjourn: 9:57 a.m.

I. CALL TO ORDER

The meeting was opened by Chair Towle at 9:00 a.m.

II. AGENDA MODIFICATIONS

A motion was made by Fontaine and seconded by Nichols to add consent agreement 2026-REC-21375 to the agenda. Unanimous.

III. MINUTES REVIEW AND APPROVAL

A motion was made by Nichols and seconded by Fontaine to approve the minutes of the February 19, 2026, meeting. Unanimous.

IV. TRAVEL REQUEST

A motion was made by Nichols and seconded by Fontaine to approve the travel request for Catherine Pendergast to attend the Association of Real Estate License Law Officials (ARELLO) annual meeting September 15-17, 2026. Unanimous.

V. PROPOSED DISMISSAL

A motion was made by Nichols and seconded by Fontaine to approve dismissal 2025-REC-20822. Unanimous.

VI. PROPOSED CONSENT AGREEMENTS

Nichols recused and left the meeting.

A motion was made by Fontaine and seconded by Towle to approve consent agreements 2025-REC-20923 and 2026-REC-21332.

Nichols rejoined the meeting.

A motion was made by Nichols and seconded by Fontaine to approve consent agreements 2023-REC-19096; 2025-REC-21120; 2026-REC-21286; 2026-REC-21360; 2026-REC-21375. Unanimous.

VII. DIRECTOR'S REPORT

Core Course Review: A motion was made by Nichols and seconded by Fontaine to approve the May 30, 2026, version of the "Evolving Risk and Responsibilities Core Course" effective October 1, 2026, and mandatory April 1, 2027. Approval contingent on integration of a seller impersonation scenario based on a recent Real Estate Commission case. Unanimous.

Qualifying Education Guidelines: A motion was made by Nicholes and seconded by Fontaine to approve the revisions to the QE Guidelines to align them with rule changes effective October 26, 2025. Unanimous.

Offer Guidelines: A motion was made by Nicholes and seconded by Fontaine to approve the revisions to the Offer Guidelines to align them with rule changes effective October 26, 2025. Unanimous.

The Director discussed adding a section to Chapter 410 of Commission rules to address seller verification. Director will draft a proposed rule to be added to the agenda for the next meeting at which time the Commission may initiate rulemaking.

The Director introduced the newly hired Field Investigator, Christian Petersen, to the Commission.

VIII. PUBLIC COMMENT

None

IX. MEETING SCHEDULE

The next meeting is currently scheduled for Thursday June 18, 2026.

X. ADJOURNMENT

A motion was made by Nichols and seconded by Fontaine to adjourn the meeting at 9:57 a.m. Unanimous.