

ROLLING AGENDA

South Carolina Real Estate Commission Meeting

Wednesday, August 6 – Thursday, August 7, 2025 at 10:00 A.M. in Upstate Conference Room
110 Centerview Dr., Kingstree Building, Columbia, SC 29210

***Any Agenda Topic Not Discussed by 4:00pm Wednesday Will Automatically Roll Over to the Next Meeting Date.**

Members of the public who wish to observe may do so by live streaming at: <https://llr.sc.gov/re/videos.aspx>

Call to Order – Public notice of this meeting was properly posted at the S.C. Real Estate Commission office, Synergy Business Park, Kingstree Building, and on the Commission website and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act.

1. Invocation

2. Pledge of Allegiance

3. Introduction of Commissioners and Staff

4. Approval of Excused Absences

5. Approval of Agenda

6. Approval of Meeting Minutes

- a. Commission Meeting on June 11, 2025

7. Commission Purpose & Chairman's Remarks

The purpose of the Real Estate Commission is to regulate the real estate industry so as to protect the public's interest when involved in real estate transactions. The Commission also investigates complaints and conducts application and disciplinary hearings in accordance with State statutes and regulations.

8. Staff Reports

- a. Office of Investigations and Enforcement (OIE) Report – Wattie Wharton, Lead Investigator
- b. Investigative Review Conference (IRC) Report – Wattie Wharton, Lead Investigator
- c. Office of Disciplinary Counsel (ODC) Report – Shannon Davis, Esq.
- d. Inspection Report – April Howe, Chief Inspector
- e. Executive Report – Erica Wade
- f. Education Report – Joi Middleton

9. Disciplinary Hearings

- a. 2023-493 Nicholas Maria
- b. 2022-693 Katrise Davenport

10. New Business

- a. Multi-State Licensee Issues- Brandy Duncan and David Burnett
- b. Travel Approval Realtor Mania- SC Realtors Legal Conference September 16-18, 2025 in Isle of Palms, SC- Erica Wade
- c. Request for Notice of Drafting for Regulations 105- Erica Wade and Meredith Buttler
- d. “Only in Office” Listings or Private Listings – Andy Lee
- e. January 2025 through June 2025 REC Discipline Overview Document Draft for Review & Approval – Brandy Duncan
- f. Open Houses Hosted by Licensees Supervised by Different BICs within the Same Brokerage – Brandy Duncan, David Burnett, & Andy Lee
- g. OIE Requested Clarification: SC Code of Law 40-57-30 Definitions– Brandy Duncan

11. Old Business

- a. Disposition of Citation Funds Memo for Review – Brandy Duncan
- b. Approval of Revisions: Criminal Background Check Approval Guidelines and Criminal History Reporting Guidance Document— Erica Wade & Brandy Duncan
- c. BIC Supervision Manual Draft for Review & Approval – Erica Wade

12. Commission Officer Elections

- a. Chair
- b. Vice-Chair

13. Public Comments

14. Adjournment