

**Louisiana Real Estate Commission**  
**State of Louisiana**  
Office of the Governor

JEFF LANDRY  
GOVERNOR



TAYLOR F. BARRAS  
COMMISSIONER OF ADMINISTRATION

**NOVEMBER 19, 2025**  
**MEETING MINUTES**

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On Wednesday, November 19, 2025, the Louisiana Real Estate Commission (“LREC” and/or “Commission”) conducted its Legal/Legislative Subcommittee meeting in-person and at the Commission’s domicile office located at 9071 Interline Avenue, Baton Rouge, LA 70809 in accordance with La. R.S. 37:1430 *et seq* and other applicable law.

**Commission Members Present:**

Mr. Joseph Pappalardo, Jr., Chair (Sup. Ct. Dist. 7)	Ms. Synde Devillier, Vice Chair (Sup. Ct. Dist. 6)
Mr. Theodore Major, Secretary (At-Large)	Mr. Tony Cornner (3 <sup>rd</sup> Congress. Dist.)
Mr. Jeff Free (Sup. Ct. Dist. 2)	Ms. Doneva Halphen (Sup. Ct. Dist. 1)
Ms. Carole Horn (At-Large)	Mr. Matt Ritchie (Sup. Ct. Dist. 4)
Ms. Gladys Smith-Coward (Sup. Ct. Dist. 5)	

**Commission Members Absent:**

Ms. Hanna Chustz (Sup. Ct. Dist. 5)	Ms. Paula Duncan (Sup. Ct. Dist. 3)
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**Staff Present:**

Ms. Summer S. Mire, Executive Director	Mr. Thomas E. Devillier, Dep. Dir. / Exec. Counsel
Ms. Dusty Evans	Ms. Telly Hollis
Ms. Linda Pham	Mr. Jeremy Travis

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### **Others Present:**

Mr. Luke Bullock, Louisiana REALTORS     Mr. Wardell Coward

Mr. Norman Morris, Louisiana REALTORS     Mr. James R. Raines, Breazeale, Sachse & Wilson

Ms. Rhonda Reap-Curiel, Louisiana  
REALTORS

### **I.        CALL TO ORDER**

Chairman Pappalardo called the meeting to order at or about 2:00 p.m. A roll call was conducted in open meeting. See attendance detailed above.

### **II.       PUBLIC COMMENTARY**

None.

### **III.      CONSIDERATION OF JML-EXECUTIVE-ORDER-25-038 AND PROPOSED ADMINISTRATIVE RULE REVISIONS**

Commissioner Horn and Mr. Devillier provided a recap of the administrative rules revision discussion, citing details of Executive Order JML-25-038. Ahead of the discussion, Commissioner Horn introduced several guests in attendance and proceeded by asking Mr. Devillier to discuss details of the proposed rules amendments. Mr. Devillier provided additional details on the executive order and began reviewing the proposed changes to the Commission's administrative rules, including but not limited to the following:

- Chapter 1; Section 103. Open Meetings via Electronic Means; Disability Accommodations – Regarding virtual meetings, no more than a third of the Commission's meetings can be held electronically. Additionally, the host of the meeting must be present at the anchor location. The virtual meeting must be stored in an online archive for two years.
- Chapter 3; Section 303. Sponsorship; Broker Responsibility; Mr. Devillier asked the Commissioners for feedback on the content as it is currently written.
- Chapter 9; Section 907. Education Hours.
- Chapter 19; Section 1909. Team Advertising. Mr. Devillier referenced line 6, which states a team or group name shall not be used in advertising without prior written approval of the sponsoring broker.
- Chapter 25; Section 2501. Advertising; Disclosures; Representation. Mr. Devillier prompted the Commission for feedback on the content of this section as it is currently written.
- Chapter 25; Section 2515. Internet Advertising. Mr. Devillier asked the Commissioners for feedback on combining sections 2507 (Advertisements of Residential Property) and 2517 (Internet Advertising) under a new section titled Print and Internet Advertising.

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- Chapter 26; Section 2603. Property Management; Written Authorization
- Chapter 26; Section 2609. Exemptions; Mr. Devillier discussed revising or repealing this section in its entirety. See La. R.S. 37:1431(21).
- Chapter 27; Sections 2701, 2705, and 2708. Escrow and Trust Account. Mr. Devillier discussed proposed revision to line 21 of subsection B.
- Chapter 29; Section 2901. Escrow Disputes; Notice; Time Limits.
- Chapter 35; Section 3503. Buyer Broker Compensation.
- Chapter 39; Section 3903. Negotiations in Exclusive Agency Contracts. Mr. Devillier prompted the Commissioners for feedback on consumer protection regarding this section and guidance on its revision.
- Chapter 39; Section 3909. Broker's Authority to Reject Offers or Counter Offers.
- Chapter 41; Section 4113. Adjudication Costs.
- Chapter 47. Military Service. Mr. Devillier led a discussion to clarify rule regarding military service exception relating to license renewals. Also changes time reference from 6 months to 180 days.

Commissioner Horn concluded the discussion by stating that the remainder of the rules, along with the revisions discussed today, will be discussed at the next meeting in January.

### **IV. ADJOURNMENT**

Commissioner Halphen made a motion to adjourn, which was seconded by Vice Chair Devillier, and unanimously approved.