COMMONWEALTH *of* VIRGINIA

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To: Ms. Anika Coleman, Executive Director
Real Estate Board
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From: Jacqueline H. Quasius
Assistant Attorney General

Date: November 2, 2026

Subject: Letter of Assurance for Amended Regulations - amendments to Real Estate Board Regulations found at 18 VAC 135-50-10 et al.

I have reviewed the Real Estate Board's amendments to Real Estate Board Regulations found at 18 VAC 135-50-10 et al. that were posted on the Virginia Regulatory Town Hall on November 2, 2026. In my view, as counsel to the Real Estate Board, the Board has the authority to promulgate these amended regulations pursuant to § 36-96.8 of the Code of Virginia, and as directed by Chapter 1029 of the 2026 Acts of Assembly. These regulations do not appear to conflict with the Constitution of the United States or the Constitution of the Commonwealth of Virginia, nor do they appear to conflict with any federal or state law currently in effect. This memorandum addresses legal matters only and is not intended to serve, nor should it be construed, as a comment for or against the merits of the amended regulations. Further, as Chapter 1029 of the 2026 Acts of Assembly requires this regulatory action be completed within 280 days of its effective date, these amended regulations are being adopted as emergency regulations under the Virginia Administrative Process Act, pursuant to § 2.2-4011(b) of the Code of Virginia.