



COMMONWEALTH of VIRGINIA

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MEMORANDUM

To: Joseph K. Funkhouser, II, Chairman
Real Estate Board
Department of Professional and Occupational Regulation

Christine Martine, Executive Director
Real Estate Board
Department of Professional and Occupational Regulation

From: James M. Flaherty
Assistant Attorney General

Date: February 19, 2014

Subject: Letter of Assurance for Amendments to Real Estate Board's Licensing Regulations, 18 VAC 135-20 *et seq.*

I have reviewed the Real Estate Board's proposed amendments to its Licensing Regulations, particularly to 18 VAC 135-20, that were posted on the Virginia Regulatory Town Hall on February 19, 2014. In my view, as counsel to the Real Estate Board, this regulation may be promulgated pursuant to Title 54.1, Chapter 21 of the *Code of Virginia*. The regulation does not appear to conflict with the Constitution of the United States or the Constitution of the Commonwealth of Virginia, nor does it 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 proposed regulation.