



Ohio Revised Code

Section 4735.75 Authorization of other brokers by exclusive agent.

Effective: October 12, 2006

Legislation: House Bill 150 - 126th General Assembly

(A) A broker who has the exclusive authority to represent a client under a written exclusive agency agreement, exclusive right to sell agreement, or exclusive purchaser agency agreement may authorize other licensees to negotiate directly with that client. The authorization shall be in writing and the broker shall comply with the requirements of section 4735.621 of the Revised Code.

(B) A licensee who negotiates directly with a seller, purchaser, lessor, or tenant pursuant to a written authorization as described in division (A) of this section does not violate division (A)(19) of section 4735.18 of the Revised Code and negotiations conducted by a licensee pursuant to the authorization shall not create or imply an agency relationship between that licensee and the client of that exclusive broker.

(C) As used in this section and division (A)(19) of section 4735.18 of the Revised Code, "negotiate" means any the following:

- (1) Delivering or communicating an offer, counteroffer, or proposal;
 - (2) Discussing or reviewing the terms of any offer, counteroffer, or proposal;
 - (3) Facilitating communication regarding an offer, counteroffer, or proposal and preparing any response as directed.
-