

2025 Regular Session

HOUSE BILL NO. 139

BY REPRESENTATIVE MACK

Prefiled pursuant to Article III, Section 2(A)(4)(b)(i) of the Constitution of Louisiana.

REAL ESTATE: Provides relative to real estate

1 AN ACT

2 To amend and reenact R.S. 37:1448.4(A)(3) and to enact R.S. 37:1448.4(A)(4) and 1448.5,  
3 relative to real estate brokers; to provide for broker compensation; to provide for  
4 when a buyer's agreement is required; to provide for what shall be included in a real  
5 estate advertisement; and to provide for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. R.S. 37:1448.4(A)(3) is hereby amended and reenacted and  
8 R.S. 37:1448.4(A)(4) and 1448.5 are hereby enacted to read as follows:

9 §1448.4. Buyer agreements; requirements; authorization; exceptions

10 A.

11 \* \* \*

12 (3) The buyer agreement may provide that sources of broker compensation  
13 may include but are not limited to funds from a buyer, a seller, a listing agent, a  
14 listing broker or brokerage, or any combination thereof.

15 (4) The buyer may not be required to enter into a buyer agreement as a  
16 prerequisite in order for a real estate agent to show a property to the buyer. A buyer  
17 agreement is required prior to a broker submitting an offer on a property on behalf  
18 of a buyer for compensation.

19 \* \* \*

1           §1448.5. Advertising requirements

2                   Residential real estate property listed for sale shall be advertised such that it

3           accurately represents the property, including its terms, value, and services. The

4           buyer's brokerage fees shall be listed in all public advertisements.

---

DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

---

HB 139 Original

2025 Regular Session

Mack

**Abstract:** Provides relative to real estate.

Present law provides for the selling of residential real estate.

Present law provides for where the compensation of brokers may come from.

Proposed law retains present law and provides that it may also come from a listing broker or brokerage.

Present law provides for the terms of a buyer agreement.

Proposed law retains present law and provides for when a buyer agreement is required.

Proposed law provides for the advertising requirements of residential real estate property.

Proposed law requires that buyer's brokerage fees be listed on all public advertisements.

(Amends R.S. 37:1448.4(A)(3); Adds R.S. 37:1448.4(A)(4) and 1448.5)