Denver Real Estate School Prepares Brokers for New Agreement Law

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WESTMINSTER, CO - November 18, 2026 -
Denver Real Estate School, a state-approved real estate school, is preparing to offer its 2027 Annual Commission Update course for licensed brokers as Colorado implements a state law requiring written agreements before licensed brokerage activities begin. The changes come alongside revised Commission-approved contracts and forms that brokers must use starting January 1, 2027.

The law, House Bill 26-1426, took effect August 12, 2026. According to an August 12, 2026 broker advisory from the Colorado Division of Real Estate, the bill was presented by the Colorado Department of Law and amends section 12-10-403 of the Colorado Revised Statutes to require that a broker establish either a transaction-broker or a single-agency relationship through a written agreement. The Division noted that transaction-broker relationships previously required no written agreement.

The same advisory states that the agreement must conspicuously disclose the amount or rate of any compensation and must be completed before the broker performs licensed activities. The Division also advised that the Buyer's Broker's Compensation Agreement found at the end of the Broker's Disclosure to Buyer does not establish a brokerage relationship, and that only a listing contract satisfies the new

requirement. According to the advisory, showings, open houses, and comparative market analyses are not licensed duties.

A second set of changes follows in January. On October 7, 2026, the Division announced that the Colorado Real Estate Commission approved updates to 62 contracts and forms, 40 of which contain substantive changes, all with a mandatory use date of January 1, 2027. The redlined versions now posted by the Division are for educational purposes only, and fillable versions for use in transactions will be released on January 1. According to the Division's contracts and forms page, documents with substantive changes include the Exclusive Right to Sell and Exclusive Right to Buy listing contracts, the Brokerage Disclosure to Buyer, and a version of that disclosure labeled "No Compensation Agreement."

Denver Real Estate School is preparing to offer the 2027 Annual Commission Update (ACU) course, expected to be available in January 2027. The mandatory four-hour continuing education course covers important regulatory changes, legal updates, and practice issues affecting Colorado real estate brokers. The Colorado Real Estate Commission establishes the annual curriculum, which approved education providers deliver to licensed brokers. The Division has also published a free walkthrough of the 2027 contract and form changes, which it notes is not eligible for continuing education credit.

The school said the upcoming Annual Commission Update course reflects the importance of continuing education as Colorado brokers navigate changes to state law and Commission-approved forms. With HB26-1426 already in effect and new contracts becoming mandatory in January, brokers face changes that directly affect how they establish client relationships, disclose compensation, and document transactions. Denver Real Estate School encourages brokers to review the Division's guidance and stay informed as the new requirements take effect.

"The mistake we expect to see most is a broker treating the compensation agreement on the buyer disclosure as if it creates the relationship, when the Division has said plainly that it does not," said Charles Coleman, Co-Founder of Denver Real Estate School. "The second is timing. A signed listing contract has to come before the licensed work, not after the client is already under contract on a home. And in January, brokers will need to make sure they have stopped using the old forms. These are important changes for Colorado brokers to understand, and continuing education plays an important role in helping agents stay informed and compliant."

Denver Real Estate School is a real estate school located in Westminster, Colorado. The school is approved by the Colorado Department of Regulatory Agencies and certified by the Division of Private Occupational Schools. It offers the state-required 168-hour pre-licensing course in person, by livestream, and in a self-paced online format, along with continuing education and 72-hour broker reinstatement courses.

More information is available at Denver Real Estate School.

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Denver Real Estate School

Denver Real Estate School (DRES) provides certified in-person and online pre-licensing education, exam preparation, and continuing education for Colorado real estate professionals.

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