



## Blanket Authorization on Payment for Showings

Payments from Licensees for showings are permitted, if both Licensees are licensed under James Brinkmann (Designated Broker).

James Brinkmann, Designated Broker

A handwritten signature in black ink, appearing to be 'J. Brinkmann', written over a horizontal line.

(Reference Nebraska Real Estate Commission:<https://nrec.nebraska.gov/>)

**Payments for Showings (UPDATED)** The following is supplemental information to the original "What's New" statement on paying for showings and the article on payments for showings in the Spring, 2021 issue of the Commission Comment. It has come to the Commission's attention that some licensees may be paying other licensees directly for handling showings of properties. While it is acceptable to have another agent show a property for a customer or client, it is not acceptable for a licensee, other than a designated broker, to pay another licensee for such services, **unless both licensees work for the same broker and the broker has provided authorization for such payments.** The authorization must be in writing, but does not need to be specific to each agent or showing, a blanket authorization on file is adequate to meet the legal requirements.

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**No payment for Showings** It has come to the Commission's attention that some licensees may be paying other licensees directly for handling showings of properties. While it is acceptable to have another agent show a property for a customer or client, it is not acceptable for a licensee, other than a designated broker, to pay another licensee for such services.

Nebraska Revised Statute §81-885.01 defines a designated broker as a broker who has full authority to conduct real estate activities requiring a license and employ salespersons or associate broker to conduct such business under the broker's supervision. The statute also defines Salesperson and Associate Broker as licensees who may only conduct real estate activities requiring a license under the employment and supervision of a broker. Paying another licensee directly if you are not a designated broker is employing someone for real estate services requiring a license and a violation of the License Act.