

SLIDE 33 – Unauthorized Practice of Law

One of the most legally complex areas of real estate transactions is status of property title. It's really easy to cross the bridge from real estate sales to giving legal advice when talking to clients about matters of title. In this last section we'll look at how this area is addressed in the statutes.

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Real estate professionals may be educated in many aspects of real estate law but in no case is a real estate agent or broker to practice law.

F.S. 475.25(j) states that a real estate professional is subject to losing their license if he or she:

*“[h]as rendered an opinion that the title to any property sold is good or merchantable, except when correctly based upon a current opinion of a licensed attorney at law, or has failed to advise a prospective purchaser to consult her or his attorney on the merchantability of the title or to obtain title insurance.”*