

## Opinion No. 36

**REAL PROPERTY: Real Estate Brokers, non-resident, display of license  
LICENSES, Real Estate Brokers, non-resident, display of—Sections  
66-1913 and 66-1914, Revised Codes of Montana, 1947.**

**Held: Both resident and non-resident applicants holding real estate  
broker or real estate salesman license, must display the same  
in the definite place of business serving as a home office in  
Montana pursuant to Section 66-1914, Revised Codes of Mont-  
ana, 1947.**

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February 21, 1962

Mr. C. Lowell Purdy  
Commissioner of Agriculture  
State Capitol  
Helena, Montana

Dear Mr. Purdy:

This is in answer to your letter regarding non-resident real estate brokers and whether or not they are required to have a definite place of business to serve as a home office in Montana.

Section 66-1913, Revised Codes of Montana, 1947, requires **inter alia** that all non-resident applicants for a real estate brokers license must file an irrevocable consent to suit in any county in Montana.

Section 66-1914, Revised Codes of Montana, 1947, provides in part:

"Each person, corporation, or co-partnership licensed to act as real estate broker shall be required to maintain a definite place of business in the State of Montana, which shall serve as his or its home office. In the home office shall be displayed constantly, in a conspicuous place, the license. . ."

Section 66-1914, **supra**, makes no exceptions. It is universal in application in that it says "each person, corporation, or co-partnership licensed. . ."

As was stated in *Thomas v. City of Missoula*, 70 Mont. 478, 481, 226 Pac. 213 (1924) which is most compelling in reaching a conclusion here:

"This language is too simple, plain and direct to admit of the application of the rules of statutory construction. It construes itself and . . . means just what it says. . ."

It is therefore my opinion that all non-resident applicants for a license must have some definite place of business to be designated as a home office in the State of Montana, wherein the license must be displayed.

Very truly yours,  
FORREST H. ANDERSON  
Attorney General