

HOUSE RESEARCH

Bill Summary

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Overview

This bill deals with miscellaneous issues in licensing of real estate professionals (brokers and salespersons), focusing mostly on continuing education requirements. The Department of Commerce licenses and regulates real estate professionals. The changes made in this bill take effect for license periods beginning July 1, 2010.

Section

1 Broker's examination. Increases the number of years of experience as a real estate salesperson required before taking the examination for a broker's license from two years to three years.

2 Licensing; continuing education and instruction.

(i) Requires that either 3.5 or 7.5 hours of continuing education each license year be in the form of modules on specified subjects that would be determined (usually each year) by the commissioner of commerce, with advice from the real estate and continuing education industry. Getting credits for the modules would require passing a written test on the subjects covered.

(j) Requires that continuing education for real estate brokers include a module designed for them, similar to those provided in paragraph (i) for salespersons, of at least one credit per year.

(k) Specifies the nature and procedure of the written tests required under paragraph (i) to get credit for the continuing education modules.

(l) Provides that paragraphs (i), (j), and (k) above (the modules) do not apply to brokers and salespersons who specialize in commercial, as opposed to residential, real estate.

(m) Provides that decisions made by the commissioner of commerce under the paragraphs

dealing with the modules are not rules for purposes of the administrative procedures act.

- 3 **Renewal; examination.** Conforming change to an existing law that says no test is required to get credit for real estate continuing education. Paragraphs (1) and (k) above require tests.