

ASSEMBLY, No. 4947

STATE OF NEW JERSEY

222nd LEGISLATURE

INTRODUCED MAY 7, 2026

Sponsored by:

Assemblyman DAN HUTCHISON

District 4 (Atlantic, Camden and Gloucester)

Assemblyman CODY D. MILLER

District 4 (Atlantic, Camden and Gloucester)

SYNOPSIS

Revises continuing education requirements for real estate licensees and regulation of certain real estate continuing education providers, instructors, and courses.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning continuing education for real estate licensees,
2 amending various parts of the statutory law, and supplementing
3 chapter 15 of Title 45 of the New Jersey Statutes.

4
5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*

7
8 1. R.S.45:15-9 is amended to read as follows:

9 45:15-9. a. All persons desiring to become real estate brokers,
10 broker-salespersons, or salespersons shall apply to the commission
11 for a license under the provisions of R.S.45:15-1 et seq. Every
12 applicant for a license as a broker, broker-salesperson, or
13 salesperson shall be of the age of 18 years or over, and in the case
14 of an association or a corporation the directors thereof shall be of
15 the age of 18 years or over. Application for a license, whether as a
16 real estate broker, broker-salesperson, or salesperson, shall be made
17 to the commission upon forms prescribed by it and shall be
18 accompanied by an application fee of \$50 which fee shall not be
19 refundable. Every applicant for a license whether as a real estate
20 broker, broker-salesperson, or salesperson shall have the equivalent
21 of a high school education. The issuance of a license to an
22 applicant who is a nonresident of this State shall be deemed to be
23 his irrevocable consent that service of process upon him as a
24 licensee in any action or proceeding may be made upon him by
25 service upon the secretary of the commission or the person in
26 charge of the office of the commission. The applicant shall furnish
27 evidence of good moral character, and in the case of an association,
28 partnership or corporation, the members, officers or directors
29 thereof shall furnish evidence of good moral character. The
30 commission may make such investigation and require such proof as
31 it deems proper and in the public interest as to the honesty,
32 trustworthiness, character and integrity of an applicant. Any
33 applicant for licensure pursuant to this section and any officer,
34 director, partner or owner of a controlling interest of a corporation
35 or partnership filing for licensure pursuant to this section shall
36 submit to the commission the applicant's name, address, fingerprints
37 and written consent for a criminal history record background check
38 to be performed. The commission is hereby authorized to exchange
39 fingerprint data with and receive criminal history record
40 information from the State Bureau of Identification in the Division
41 of State Police and the Federal Bureau of Investigation consistent
42 with applicable State and federal laws, rules and regulations, for the
43 purposes of facilitating determinations concerning licensure
44 eligibility. The applicant shall bear the cost for the criminal history
45 record background check, including all costs of administering and

EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 processing the check. The Division of State Police shall promptly
2 notify the commissioner in the event a current holder of a license or
3 prospective applicant, who was the subject of a criminal history
4 record background check pursuant to this section, is arrested for a
5 crime or offense in this State after the date the background check
6 was performed. Every applicant for a license as a broker or broker-
7 salesperson shall have first been the holder of a New Jersey real
8 estate salesperson's license and have been actively engaged on a
9 full-time basis in the real estate brokerage business in this State as a
10 real estate salesperson for three years immediately preceding the
11 date of application, which requirement may be waived by the
12 commission where the applicant has been the holder of a broker's
13 license in another state and actively engaged in the real estate
14 brokerage business for at least three years immediately preceding
15 the date of his application, meets the educational requirements and
16 qualifies by examination. No license as a broker shall be granted to
17 a general partnership or corporation unless at least one of the
18 partners or officers of said general partnership or corporation
19 qualifies as and holds a license as a broker to transact business in
20 the name and on behalf of said general partnership or corporation as
21 its authorized broker and no such authorized broker shall act as a
22 broker on his own individual account unless he is also licensed as a
23 broker in his individual name; the license of said general
24 partnership or corporation shall cease if at least one partner or
25 officer does not hold a license as its authorized broker at all times.
26 A change in the status of the license of an authorized broker to an
27 individual capacity or vice versa shall be effected by application to
28 the commission accompanied by a fee of \$50. No license as a
29 broker shall be granted to a limited partnership unless its general
30 partner qualifies as and holds a license as a broker to transact
31 business in the name of and on behalf of the limited partnership. In
32 the event that a corporation is a general partner of a limited
33 partnership, no license as a broker shall be granted to the limited
34 partnership unless the corporation is licensed as a broker and one of
35 the officers of the corporation qualifies as and holds a license as the
36 corporation's authorized broker.

37 b. An application for licensure as a salesperson licensed with a
38 real estate referral company and for any renewal thereof shall
39 include a certification signed by the licensed real estate broker by
40 whom the applicant is or will be employed or contracted, on a form
41 and in a manner prescribed by the commission, which certification
42 shall confirm that: the broker and the applicant or renewing
43 salesperson licensed with a real estate referral company have
44 reviewed the restrictions imposed by law upon the activities of a
45 salesperson licensed with a real estate referral company; and the
46 applicant or salesperson licensed with a real estate referral company
47 has acknowledged that he is aware that such activity is limited to

1 referring prospective consumers of real estate brokerage services to
2 that broker.

3 c. In the event that a person who held a broker, broker-
4 salesperson or salesperson license fails to renew that license and
5 then, in the two years immediately following the expiration date of
6 the last license held, seeks to reinstate such license, the commission
7 shall require, as a condition to such reinstatement during that two-
8 year period, that the applicant submit proof of having completed the
9 continuing education requirement applicable to that license type in
10 the preceding license term.

11 d. In the event that any person to whom a broker's or broker-
12 salesperson's license has been or shall have been issued shall fail to
13 renew such license or obtain a new license for a period of more than
14 two but less than five consecutive years after the expiration of the
15 last license held, prior to issuing another broker or broker-
16 salesperson license to the person, the commission shall require such
17 person to complete the continuing education requirements
18 applicable to salesperson licensees in the preceding license term, to
19 work as a licensed salesperson on a full-time basis for one full year,
20 to pass the broker's license examination, and to successfully
21 complete a 90-hour general broker's pre-licensure course at a
22 licensed real estate school, as the commission shall prescribe by
23 regulation. In the event that any person to whom a broker's or
24 broker-salesperson's license has been or shall have been issued fails
25 to maintain or renew the license or obtain a new license for a period
26 of more than five consecutive years after the expiration of the last
27 license held, prior to issuing another broker or broker-salesperson
28 license to the person the commission shall require the person to
29 pass the salesperson's license examination and then to work as a
30 licensed salesperson on a full-time basis for three years, to fulfill all
31 of the educational requirements applicable to first time applicants
32 for a broker or broker-salesperson license and to pass the broker's
33 license examination. The commission may, in its discretion,
34 approve for relicensure the former holder of a broker or broker-
35 salesperson license who has not renewed the license or obtained a
36 new license for two or more consecutive years upon a sufficient
37 showing that the applicant was medically unable to do so. All
38 applicants so approved shall pass the broker's license examination
39 and complete the continuing education requirements applicable to
40 broker licensees in the preceding licensure term prior to being
41 relicensed. This subsection shall not apply to a person reapplying
42 for a broker's or broker-salesperson's license who was licensed as a
43 broker or broker-salesperson and who allowed his license to expire
44 due to subsequent employment in a public agency in this State with
45 responsibility for dealing with matters relating to real estate if the
46 person reapplying does so within one year of termination of that
47 employment.

1 e. In the event that any person to whom a salesperson's license,
2 including a salesperson's license with a real estate referral company,
3 has been or shall have been issued shall fail to maintain or renew
4 such license or obtain a new license for a period of two consecutive
5 years or more after the expiration of the last license held, the
6 commission shall require such person to attend a licensed school
7 and pass the State examination prior to issuance of a further license.
8 The commission may, in its discretion, approve for relicensure a
9 salesperson applicant, including a salesperson applicant licensed
10 with a real estate referral company, who has not renewed his license
11 or obtained a new license for two or more consecutive years upon a
12 sufficient showing that the applicant was medically unable to do so.
13 All salesperson applicants, including salesperson applicants
14 licensed with a real estate referral company, so approved shall pass
15 the salesperson's license examination and **],** with respect to
16 salespersons, except those salespersons licensed with a real estate
17 referral company, **]** complete the continuing education requirements
18 applicable to salesperson licensees or salespersons licensed with a
19 real estate referral company in the preceding licensure term prior to
20 being relicensed. Nothing in this section shall be construed to
21 require a salesperson licensed with a real estate referral company to
22 complete the continuing education requirements applicable to
23 salesperson licensees as a condition of license renewal under this
24 section or section 23 of P.L.2009, c.238 (C.45:15-16.2a). This
25 subsection shall not apply to a person reapplying for a salesperson's
26 license, including a salesperson reapplying for licensure with a real
27 estate referral company, who was a licensed salesperson, including
28 a salesperson licensed with a real estate referral company, and who
29 allowed his license to expire due to subsequent employment in a
30 public agency in this State with responsibility for dealing with
31 matters relating to real estate if the person reapplying does so
32 within one year of termination of that employment.

33 f. A salesperson licensed with a real estate referral company
34 who was not previously licensed as a broker, broker-salesperson, or
35 salesperson and who has been a salesperson licensed with a real
36 estate referral company for the six immediately preceding years or
37 any lesser period of time shall, in order to qualify for licensure as a
38 salesperson, complete up to **[30]** 36 hours of continuing education
39 as prescribed by commission rule.

40 g. A salesperson licensed with a real estate referral company
41 who was not previously licensed as a broker, broker-salesperson or
42 salesperson and who has been a salesperson licensed with a real
43 estate referral company for more than the six immediately
44 preceding years shall, in order to qualify for licensure as a
45 salesperson, be required to complete the pre-licensure education
46 requirement applicable to candidates for licensure as a salesperson
47 and pass the State license examination. A person who was
48 previously licensed as a broker, broker-salesperson or salesperson

1 and who has been a salesperson licensed with a real estate referral
2 company shall, in order to qualify for relicensure as a broker,
3 broker-salesperson or salesperson, as applicable, complete up to
4 **[30]** 45 hours of continuing education as prescribed by commission
5 rule.

6 h. Any salesperson licensed with a real estate referral company
7 seeking licensure as a real estate broker, broker-salesperson or
8 salesperson shall make application for such license on a form as
9 prescribed by the commission, pay all application and licensure fees
10 as set forth herein, furnish to the commission evidence of the
11 salesperson's good moral character, and be subject to investigation
12 by and required to produce to the commission such proof of the
13 salesperson's honesty, trustworthiness and integrity as the
14 commission deems proper and in the public interest.

15 i. Upon the effective date of P.L.2018, c.71 (C.45:15-3.2 et
16 al.), any person licensed as a referral agent through a real estate
17 referral company shall be deemed to be a salesperson licensed with
18 a real estate referral company until the next renewal of licenses by
19 the commission. All requirements set forth in subsections f., g., and
20 h. of this section with respect to licensure and length of experience
21 as a salesperson licensed with a real estate referral company shall
22 include licensure and length of experience as a referral agent
23 licensed with a real estate referral company.

24 (cf: P.L.2018, c.71, s.4)

25

26 2. Section 51 of P.L.1993, c.51 (C.45:15-10.8) is amended to
27 read as follows:

28 51. A school shall not be licensed as a real estate school unless
29 it is under the management and supervision of a director who is
30 approved by the commission and who is licensed as a real estate
31 instructor in accordance with the provisions of this act. In the event
32 of the death or mental or physical incapacity of the director of a
33 licensed real estate school, which leaves no other owner or
34 employee of the school licensed as a real estate instructor and
35 willing to assume the responsibilities of the director on an interim
36 or permanent basis, the commission may issue temporary
37 authorization to another person to enable that person to carry on the
38 duties of the director until such time as either another licensed
39 instructor is designated by the school and approved by the
40 commission as the director, or until such time as the real estate
41 courses in progress at the time of the former director's death or
42 incapacity are completed. A school shall not commence any new
43 real estate courses until a qualified licensee is designated and
44 approved as the school's director.

45 The provisions of this section shall not apply to a real estate
46 school that provides proof to the commission of at least 20,000
47 successful completions by real estate licensees of continuing
48 education courses provided by the school in the previous biennial

1 license term; any public adult education program conducted under
2 the auspices of a board of education in this State; or any accredited
3 college or university licensed as real estate schools.
4 (cf: P.L.1993, c.51, s.51)

5
6 3. Section 23 of P.L.2009, c.238 (C.45:15-16.2a) is amended to
7 read as follows:

8 23 a. The New Jersey Real Estate Commission shall require each
9 natural person licensed as a real estate broker, broker-salesperson or
10 salesperson, as a condition of biennial license renewal pursuant to
11 R.S.45:15-10, to complete **[not more than 16]** 18 hours of
12 continuing education requirements imposed by the commission
13 pursuant to this section and sections 24 through 28 of P.L.2009,
14 c.238 (C.45:15-16.2a through 45:15-16.2f) and an additional two
15 hours of continuing education in timely topics if prescribed by the
16 commission pursuant to paragraph (8) of subsection b. of this
17 section, except that **[a]** each salesperson licensed with a real estate
18 referral company shall **[not]** only be required to complete **[the]**
19 two hours of continuing education **[requirements]** in Referral
20 Responsibilities and Legal Updates as a condition of biennial
21 license renewal. This subsection shall not apply to any real estate
22 broker or broker-salesperson who has been a real estate broker or
23 broker-salesperson for 40 years or more, which shall include any
24 equivalent experience in any other jurisdiction as determined by the
25 commission.

26 b. The commission shall:

27 (1) (a) Approve continuing education courses, course providers,
28 and instructors recommended to the commission by the Volunteer
29 Advisory Committee created pursuant to subparagraph (b) of this
30 paragraph. Schools licensed by the commission as real estate
31 schools pursuant to section 47 of P.L.1993, c.51 (C.45:15-10.4)
32 shall be deemed approved providers of continuing education
33 courses. Persons licensed by the commission as real estate
34 instructors pursuant to section 48 of P.L.1993, c.51 (C.45:15-10.5)
35 shall be deemed approved instructors of continuing education
36 courses in **[core]** topics as set forth in section 27 of P.L.2009, c.238
37 (C.45:15-16.2e). Real estate trade associations that qualify under
38 the standards to be established by commission rule as approved
39 providers may offer approved continuing education courses.

40 (b) There is hereby created a Volunteer Advisory Committee
41 which shall consist of 14 members to be comprised of real estate
42 licensees, approved instructors of continuing education courses, and
43 other subject matter experts, whose members shall be appointed by
44 and serve at the pleasure of the Commissioner of Banking and
45 Insurance. One real estate licensee shall be selected upon the
46 recommendation of the President of the Senate and one real estate
47 licensee shall be selected upon the recommendation of the Speaker
48 of the General Assembly. Three members of the advisory

1 committee shall be members of the commission or their designees,
2 and not less than eight of the members, other than the commission
3 members, shall be real estate licensees. Members shall be
4 appointed to effect balanced geographic representation from the
5 central, northern and southern areas of the State, with not less than
6 three members serving from each of these areas at any time on the
7 advisory committee. A member of the advisory committee
8 approved by the commission as an instructor of continuing
9 education courses shall not approve their own continuing education
10 course application.

11 Members shall be appointed by the Commissioner of Banking
12 and Insurance no later than 60 days following the enactment date of
13 this act. The first meeting of the advisory committee shall be held
14 no later than 30 days from the date the commission adopts initial
15 regulations for the effectuation of this act.

16 (2) Confer continuing education credits for courses completed in
17 other states on topics approved by the commission [as appropriate
18 for elective courses], provided that such courses have been
19 approved as continuing education courses by the agency exercising
20 regulatory authority over the real estate licensees of another state
21 and that satisfactory evidence of licensees' attendance at and
22 completion of such courses is provided to the commission by the
23 course provider.

24 (3) Confer continuing education credits for courses completed
25 and offered in this State on topics deemed of a timely nature which
26 have not been granted prior approval by the advisory committee,
27 provided that such courses are advertised prior to the time of
28 offering as not having been approved; that the course provider shall
29 submit such course offering for approval and the course is
30 subsequently approved as provided in subparagraph (a) of
31 paragraph (1) of this subsection; and that satisfactory evidence of
32 licensees' attendance at and completion of such courses is provided
33 to the commission by the course provider.

34 (4) Set parameters for the auditing and monitoring of course
35 providers, including providers authorized to approve their own
36 continuing education instructors and courses pursuant to section 28
37 of P.L.2009, c.238 (C.45:15-16.2f).

38 (5) Establish, by regulation, the amounts of application fees
39 payable by persons seeking approval as continuing education course
40 providers, persons seeking approval of continuing education
41 courses, and persons other than instructors of pre-licensure real
42 estate education courses licensed by the commission pursuant to
43 section 48 of P.L.1993, c.51 (C.45:15-10.5), seeking approval as
44 instructors of continuing education courses. These fees shall be
45 non-refundable and shall be in amounts which do not exceed the
46 costs incurred by the commission to review these applications.

1 (6) Have the authority to waive continuing education
2 requirements, in whole or in part, on the grounds of illness,
3 emergency, hardship or active duty military service.

4 (7) Confer continuing education credits upon a person who is
5 licensed by the commission as a real estate instructor or as a broker,
6 broker-salesperson or salesperson for teaching an approved
7 continuing education course offered by an approved provider.
8 Regardless of the number of times during a biennial license term
9 that the same approved course is taught by that person, the person
10 shall receive credit toward the continuing education requirement for
11 the renewal of the person's broker, broker-salesperson or
12 salesperson license, as applicable, only in the number of credit
13 hours conferred upon licensees who attend and complete that course
14 one time during that biennial license term.

15 (8) Determine, pursuant to subsection a. of this section and in
16 advance of each biennial license term, whether additional
17 continuing education in timely topics shall be required as a
18 condition of biennial license renewal for a certain license term and,
19 if additional continuing education shall be required, determine the
20 required topics.

21 (9) Approve continuing education instructors who meet at least
22 one of the following:

23 (a) a professor of real estate, finance, business, economics, or a
24 related field at an accredited college or university;

25 (b) a specialist with a college degree or experience teaching one
26 or more subjects in a topic noted in the individual's application for
27 approval;

28 (c) an individual who possesses at least five years of full-time
29 experience in a profession, trade, or technical occupation in the real
30 estate field related to the subject matter proposed for instruction;

31 (d) a real estate instructor licensed or otherwise authorized in
32 another state who can demonstrate proof of expertise in the subject
33 matter proposed for instruction;

34 (e) a member in good standing of the bar of the State of New
35 Jersey, or the bar of the highest court of another state, who is
36 engaged in a field of law related to real estate; or

37 (f) an individual who can demonstrate teaching qualifications
38 through education, experience, or both.

39 An individual with teaching experience shall include a resume
40 detailing the teaching experience with an application.

41 (cf: P.L.2018, c.71, s.13)

42
43 4. Section 24 of P.L.2009, c.238 (C.45:15-16.2b) is amended to
44 read as follows:

45 24. Continuing education courses may be delivered in **[a]** an in-
46 person classroom setting or via the Internet or video modalities,
47 subject to the approval by the New Jersey Real Estate Commission
48 of the providers and the content of such courses and of the measures

1 utilized to ensure the security and integrity of the course delivery
2 process. The commission may approve continuing education
3 courses **【which include】** delivered through a live webinar, provided
4 that such a course includes periodic progress assessments **【and the**
5 **achievement of a satisfactory level of performance by the licensee**
6 **on such progress assessments】** as a condition **【to continuing to a**
7 **succeeding segment of the course】** of receiving credit for
8 attendance. The commission may approve an online, self-paced
9 continuing education course via the Internet or video modalities
10 provided that a course includes the passage of an examination with
11 a minimum score of 75 percent as a condition of receiving credit for
12 attendance. The commission shall not require, as a condition of the
13 receipt of credit for attendance at any in-person continuing
14 education course, that a licensee pass a comprehensive examination
15 testing the licensee's knowledge of the entire course content.
16 (cf: P.L.2018, c.71, s.14)

17

18 5. Section 27 of P.L.2009, c.238 (C.45:15-16.2e) is amended to
19 read as follows:

20 27. a. Not less than **【50 percent】** 14 of the 18 hours of
21 continuing education 【courses of study】 that a broker **【,】** or broker-
22 salesperson 【, or salesperson are】 is required to complete as a
23 condition for license renewal shall be comprised of **【one or more**
24 **of】** the following **【core】** topics, except that a broker or broker-
25 salesperson shall complete at least two hours of continuing
26 education in one or more of the following topics, excluding Real
27 Estate Licensee Safety, in an in-person classroom setting or through
28 a live webinar:

29 (1) **【Agency】** two hours in Fair Housing;

30 (2) **【Disclosure】** three hours in Ethics;

31 (3) **【Legal issues】** two hours in Current Issues and Legal
32 Updates;

33 (4) **【Ethics, which shall not be less than two hours】** two hours
34 in Agency;

35 (5) **【Fair housing】** one hour in Real Estate Licensee Safety;;

36 (6) **【Rules and regulations】** two hours in Fiduciary
37 Responsibility;

38 (7) **【Real estate licensee safety】** two hours in Broker
39 Supervision; and

40 (8) **【Financial literacy and planning; and】** up to two hours in
41 Timely Topics if prescribed by the commission pursuant to
42 paragraph (8) of subsection b. of section 23 of P.L.2009, c.238
43 (C.45:15-16.2a).

44 (9) **【Any other core topics that the New Jersey Real Estate**
45 **Commission may prescribe by rule.】** (Deleted by amendment,
46 P.L. , c.) (pending before the Legislature as this bill)

1 **【**In no event shall the commission require that courses in these
2 core topics comprise more than 60 percent of the total continuing
3 education hours required for the renewal of any license.**】**

4 b. **【**In the case of continuing education courses and programs,
5 each hour of instruction shall be equivalent to one credit.**】** (Deleted
6 by amendment, P.L. , c.) (pending before the Legislature as this
7 bill)

8 c. **【**Notwithstanding the provisions of subsection a. of this
9 section, the commission shall require that the continuing education
10 courses of study that a broker, broker-salesperson, or salesperson
11 are required to complete as a condition for license renewal shall be
12 comprised of at least one hour on the core topic of fair housing and
13 housing discrimination during each biennial license term.**】** (Deleted
14 by amendment, P.L. , c.) (pending before the Legislature as this
15 bill)

16 d. **【**Notwithstanding the provisions of subsection a. of this
17 section, the commission shall require that a continuing education
18 course on agency be completed by a broker, broker-salesperson, and
19 salesperson as a condition for license renewal during each biennial
20 license term.**】** (Deleted by amendment, P.L. , c.) (pending
21 before the Legislature as this bill)

22 e. Not less than 10 of the 18 hours of continuing education that
23 a salesperson is required to complete as a condition for license
24 renewal shall be comprised of the following topics, except that a
25 salesperson shall complete at least two hours of continuing
26 education in one or more of the following topics, excluding Real
27 Estate Licensee Safety, in an in-person classroom setting or through
28 a live webinar:

29 (1) two hours in Fair Housing;

30 (2) three hours in Ethics;

31 (3) two hours in Current Issues and Legal Updates;

32 (4) two hours in Agency;

33 (5) one hour in Real Estate Licensee Safety; and

34 (6) up to two hours in Timely Topics if prescribed by the
35 commission pursuant to paragraph (8) of subsection b. of section 23
36 of P.L.2009, c.238 (C.45:15-16.2a).

37 f. A real estate salesperson licensed with a referral company
38 shall only be required to complete 2 hours of continuing education
39 in Referral Responsibilities and Legal Updates as a condition of
40 biennial license renewal, which course shall not count towards the
41 continuing education requirements required for real estate brokers,
42 broker-salespersons, or salespersons.

43 (cf: P.L.2024, c.32, s.16)

44
45 6. Section 28 of P.L.2009, c.238 (C.45:15-16.2f) is amended to
46 read as follows:

47 28. Course providers shall **【maintain】**:

1 The bill also increases, from up to 16 hours to 18 hours, the
2 amount of continuing education required as a condition of biennial
3 license renewal for brokers, broker-salespersons, and salespersons,
4 and imposes an additional 2 hours of continuing education in timely
5 topics if the commission determines, prior to each biennial license
6 term, that additional continuing education is necessary for a certain
7 license term. The bill establishes certain topics that are to comprise
8 14 of the required 18 hours of continuing education for brokers and
9 broker-salespersons and 10 of the required 18 hours for
10 salespersons. At least 2 hours of any of the continuing education
11 topics established by the bill, excluding Real Estate Licensee
12 Safety, are to be completed in an in-person classroom setting or
13 through a live webinar. These requirements do not apply to
14 salespersons licensed with a referral company, who are required
15 under the bill to complete 2 hours of continuing education in
16 Referral Responsibilities and Legal Updates as a condition of
17 biennial license renewal.

18 The bill revises the methods of delivery and assessment of
19 continuing education courses. Continuing education courses
20 delivered through a live webinar are to include periodic progress
21 assessments as a condition of receiving credit for attendance, and
22 online, self-paced courses are to include the passage of an
23 examination with a minimum score of 75 percent as a condition of
24 receiving credit for attendance. The commission is not permitted to
25 require the passage of a comprehensive examination as condition of
26 receiving attendance credit for an in-person course.

27 The bill exempts certain real estate schools from the requirement
28 that a school's director is to be licensed as a real estate instructor
29 and approved by the commission. Specifically, a real estate school
30 is not required to be under the management and supervision of a
31 licensed real estate instructor if the school provides proof to the
32 commission of at least 20,000 successful completions by real estate
33 licensees of continuing education courses provided by the school in
34 the previous biennial license term.

35 The bill revises the membership of the Volunteer Advisory
36 Committee to include approved instructors of continuing education
37 courses. A member of the committee approved by the commission
38 as an instructor of continuing education is prohibited from
39 approving the member's own continuing education course
40 application.

41 Under the bill, continuing education course providers approved
42 by the commission are required to post a \$15,000 bond to the
43 commission, which is to be forfeited if the commission determines
44 that the provider failed to comply with the provisions of the bill.
45 Additionally, continuing education course providers are authorized
46 to approve their own continuing education instructors and courses if
47 the provider provides proof to the commission of at least 20,000
48 successful completions by real estate licensees of continuing

1 education courses provided by the school in the previous biennial
2 license term. Additionally, individuals applying to the commission
3 for approval as a continuing education instructor are to meet certain
4 educational and experience requirements. To be eligible for
5 reapproval as a continuing education instructor, instructors are
6 required to provide proof of the instruction of two approved
7 continuing education courses in the previous biennial license term.

8 The bill's provisions are to apply to biennial real estate license
9 terms commencing on or after the bill's effective date.