



Senate

General Assembly

File No. 179

January Session, 2003

Senate Bill No. 1017

Senate, April 3, 2003

The Committee on Insurance and Real Estate reported through SEN. CRISCO of the 17th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT INCREASING EDUCATIONAL OPPORTUNITIES FOR REAL ESTATE BROKERS AND SALESPERSONS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-319 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2003*):

3 (a) The commission shall authorize the Department of Consumer
4 Protection to issue an annual renewal license to any applicant who
5 possesses the qualifications specified in and otherwise has complied
6 with the provisions of this chapter and any regulation adopted under
7 this chapter.

8 (b) There is hereby established an annual renewal license to be
9 issued by the Department of Consumer Protection. Persons licensed in
10 accordance with the provisions of this chapter shall fulfill a continuing
11 education requirement. Applicants for an annual renewal license for
12 real estate brokers or real estate salespersons shall, in addition to the

13 other requirements imposed by the provisions of this chapter, in any
14 even-numbered year, submit proof of compliance with the continuing
15 education requirements of this subsection to the commission,
16 accompanied by an eight-dollar processing fee. The continuing
17 education requirement may be satisfied by successful completion of
18 any of the following during the two-year period preceding such
19 renewal: (1) A course or courses, approved by the commission, of
20 continuing education in current real estate practices and licensing laws
21 consisting of not less than twelve hours of classroom study; or (2) a
22 written examination prepared and administered by either the
23 Department of Consumer Protection, or by a national testing service
24 approved by the department, which demonstrates a knowledge of
25 current real estate practices and licensing laws; or (3) equivalent
26 continuing educational experience or study as determined by
27 regulations adopted pursuant to subsection (d). An applicant for
28 examination under subdivision (2) of this subsection shall pay the
29 required examination fee to the national testing service, if
30 administered by such testing service, or to the Department of
31 Consumer Protection, if administered by the department.

32 (c) If the commission refuses to grant an annual renewal license, the
33 licensee or applicant, upon written notice received as provided for in
34 this chapter, may have recourse to any of the remedies provided by
35 sections 20-314 and 20-322.

36 (d) The Commissioner of Consumer Protection, in consultation with
37 the commission, shall adopt regulations, in accordance with chapter
38 54, concerning the approval of schools, institutions or organizations
39 offering courses in current real estate practices and licensing laws and
40 the content of such courses. Such regulations shall include, but not be
41 limited to: (1) Specifications for meeting equivalent continuing
42 educational experience or study; (2) exceptions from continuous
43 education requirements for reasons of health or instances of individual
44 hardship. No school, institution or organization that offers a course in
45 current real estate practices and licensing laws may be disapproved
46 solely because its courses are offered or taught by electronic means,

47 and no course may be disapproved solely because it is offered or
48 taught by electronic means.

This act shall take effect as follows:	
Section 1	<i>October 1, 2003</i>

INS *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Type	FY 04 \$	FY 05 \$
Consumer Protection, Dept.	GF - None	None	None

Note: GF=General Fund

Municipal Impact: None

Explanation

This bill prohibits the Commissioner of Consumer Protection from disapproving: 1) schools, institutions or organizations that offer real estate practices and licensing law courses or 2) the courses they offer or teach by electronic means. The intent of the bill is to provide greater opportunity for real estate brokers and salespersons to complete their continuing education requirements. The bill will have no fiscal impact on the Department of Consumer Protection.

OLR Bill Analysis

SB 1017

AN ACT INCREASING EDUCATIONAL OPPORTUNITIES FOR REAL ESTATE BROKERS AND SALESPERSONS**SUMMARY:**

This bill prohibits the commissioner of consumer protection from disapproving (1) schools, institutions or organizations that offer current real estate practice and licensing law courses or (2) the courses themselves solely because they are offered or taught by electronic means.

Current law requires real estate licensees to take at least 12 hours of continuing education classroom study every two years to renew their license.

EFFECTIVE DATE: October 1, 2003

BACKGROUND***Related Bill***

House Bill 6523 increases from 30 to 60 hours the minimum classroom study requirement real estate salespersons and brokers must satisfy before being admitted to the licensing examination.

COMMITTEE ACTION

Insurance and Real Estate Committee

Joint Favorable Report

Yea 17 Nay 1