



House of Representatives

File No. 849

General Assembly

January Session, 2015

(Reprint of File No. 176)

Substitute House Bill No. 6773
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
May 18, 2015

AN ACT CONCERNING LICENSURE REQUIREMENTS FOR REAL ESTATE BROKERS.

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

1 Section 1. Subsection (d) of section 20-314 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective July*
3 *1, 2016*):

4 (d) (1) Each applicant applying for a real estate broker's license on or
5 after July 1, 2016, shall, before being admitted to such examination,
6 prove to the satisfaction of the commission [:] that the applicant (A) (i)
7 [That the applicant] has been actively engaged for at least two years as
8 a licensed real estate salesperson under the supervision of a licensed
9 real estate broker in this state, (ii) [that the applicant] has successfully
10 completed a course approved by the commission in real estate
11 principles and practices of at least sixty classroom hours of study, (iii)
12 [that the applicant] has successfully completed a course approved by
13 the commission in real estate [appraisal] legal compliance consisting of
14 at least [thirty] fifteen classroom hours of study, [and (iv) that the

15 applicant] (iv) has successfully completed a course approved by the
 16 commission in real estate brokerage principles and practices consisting
 17 of at least [thirty] fifteen classroom hours, and (v) has successfully
 18 completed two elective courses, each consisting of fifteen classroom
 19 hours of study, as prescribed by the commission, or (B) [that the
 20 applicant] has equivalent experience or education as determined by
 21 the commission.

22 (2) The commission shall waive the elective courses under
 23 subparagraph (A)(v) of subdivision (1) of this subsection if the
 24 applicant has successfully completed at least twenty real estate
 25 transactions within five years immediately preceding the date of
 26 application. As used in this subdivision, "real estate transaction" means
 27 any transaction in which real property is legally transferred to another
 28 party or in which a lease agreement is executed between a landlord
 29 and a tenant.

30 [(2)] (3) Each applicant for a real estate salesperson's license shall,
 31 before being admitted to such examination, prove to the satisfaction of
 32 the commission that the applicant (A) [that the applicant] has
 33 successfully completed a course approved by the commission in real
 34 estate principles and practices consisting of at least sixty classroom
 35 hours of study, or (B) [that the applicant] has equivalent experience or
 36 education as determined by the commission.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2016	20-314(d)

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill results in no fiscal impact as it does not alter the duties of the Department of Consumer Protection or the fee structure for real estate brokers.

House "A" (LCO 6847) is technical and results in no fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sHB 6773 (as amended by House "A")******AN ACT CONCERNING LICENSURE REQUIREMENTS FOR REAL ESTATE BROKERS.*****SUMMARY:**

This bill changes the education requirements for a real estate broker license. Specifically, it requires a license applicant to successfully complete a 15-hour course in real estate legal compliance and a 15-hour course in real estate brokerage principles and practices, instead of a 30-hour course in real estate appraisal and another 30-hour course prescribed by the Real Estate Commission. The bill requires an applicant to also complete two 15-hour elective courses prescribed by the commission. But the commission must waive the elective courses if the applicant has successfully completed at least 20 real estate transactions in the previous five years. The bill defines a "real estate transaction" as a legal transfer of real property or execution of a lease agreement.

By law, unchanged by the bill, an applicant for a real estate broker license must also (1) be at least age 18; (2) have a good reputation for honesty, truthfulness, and fair dealing; (3) pass a written test; (4) have been a licensed real estate salesperson for at least two years under the supervision of a real estate broker; and (5) successfully complete a 60-hour course in real estate principles and practices approved by the Real Estate Commission. The commission may approve equivalent experience or education.

*House Amendment "A" replaces the original bill (File 176), which similarly changed the education requirements for a real estate broker license.

EFFECTIVE DATE: July 1, 2016

COMMITTEE ACTION

Insurance and Real Estate Committee

Joint Favorable Substitute

Yea 16 Nay 0 (03/05/2015)