



General Assembly

January Session, 2015

Raised Bill No. 6773

LCO No. 3376



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:
(INS)

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2 repealed and the following is substituted in lieu thereof (*Effective*
3 *January 1, 2016*):

4 (d) (1) Each applicant applying for a real estate broker's license on or
5 after January 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) has obtained the minimum passing
10 score on the qualification points system established in subdivision (2)
11 of this subsection, [(ii) that the applicant] (iii) has successfully
12 completed a course approved by the commission in real estate
13 principles and practices of at least sixty classroom hours of study, [(iii)
14 that the applicant has successfully completed a course approved by the
15 commission in real estate appraisal consisting of at least thirty

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

26 (2) The Commissioner of Consumer Protection shall adopt
27 regulations, in accordance with the provisions of chapter 54, to
28 establish a qualification points system that has a maximum score of
29 twenty-six points and a minimum passing score of twelve points and
30 shall be used by the commission to consider an applicant's experience
31 and education for real estate broker licensure purposes. Such
32 regulations shall include, but need not be limited to, (A) the
33 assignment of points to applicants' (i) direct active participation in real
34 estate transactions, (ii) additional, advanced education or licenses,
35 including college degrees, real estate designations or certifications,
36 management licenses in real estate-related or nonrelated fields and real
37 estate licenses from other states, and (iii) other criteria the
38 commissioner deems relevant to determining the competency of
39 applicants for a real estate broker's license, (B) the procedures by
40 which an applicant may submit information to the commission and the
41 documentation required from an applicant to be assessed under such
42 points system, and (C) how often or how frequently an applicant may
43 request an assessment under such points system.

44 [(2)] (3) Each applicant for a real estate salesperson's license shall,
45 before being admitted to such examination, prove to the satisfaction of
46 the commission that the applicant (A) [that the applicant] has
47 successfully completed a course approved by the commission in real
48 estate principles and practices consisting of at least sixty classroom

49 hours of study, or (B) [that the applicant] has equivalent experience or
50 education as determined by the commission.

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

Statement of Purpose:

To change the requirements for real estate broker licensure and require the Commissioner of Consumer Protection to adopt regulations to establish a qualification points system as part of such licensure requirements.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]