AN ACT CONCERNING LICENSURE REQUIREMENTS FOR REAL ESTATE BROKERS.

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

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 Subsection (d) of section 20-314 of the general statutes is repealed and the following is substituted in lieu thereof (Effective January 1, 2016):

(d) (1) Each applicant applying for a real estate broker's license on or after January 1, 2016, shall, before being admitted to such examination, prove to the satisfaction of the commission [i] that the applicant (A) (i) [That the applicant] has been actively engaged for at least two years as a licensed real estate salesperson under the supervision of a licensed real estate broker in this state, (ii) has obtained the minimum passing score on the qualification points system established in subdivision (2) of this subsection, [(ii) that the applicant] (iii) has successfully completed a course approved by the commission in real estate principles and practices of at least sixty classroom hours of study, [(iii)] that the applicant has successfully completed a course approved by the commission in real estate appraisal consisting of at least thirty
(iv) has successfully completed a course approved by the commission in real estate legal compliance consisting of at least fifteen classroom hours of study, (v) has successfully completed a course approved by the commission in real estate brokerage principles and practices of at least fifteen classroom hours of study, and [(iv) that the applicant] (vi) has successfully completed [a course] elective courses approved by the commission consisting of at least thirty total classroom hours, as prescribed by the commission, or (B) [that the applicant] has equivalent experience or education, as determined by the commission.

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

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