OLR Bill Analysis
SB 909

AN ACT ENABLING PERSONS TO SATISFY THE EDUCATION REQUIREMENTS APPLICABLE TO REAL ESTATE BROKERS AND SALESPERSONS THROUGH AN ONLINE COURSE OF STUDY.

SUMMARY

This bill allows applicants for a real estate broker or salesperson license to complete their educational requirements online or in a classroom. Similarly, it allows licensed real estate brokers and salespersons to complete their continuing education requirements online or in a classroom. Current law requires courses to be completed only in a classroom.

By law, the consumer protection commissioner must adopt regulations on approving schools or organizations to offer continuing education real estate courses. Under the bill, the commissioner cannot disapprove of a school or organization solely because its courses are offered or taught online, and she cannot disapprove a course solely because it is offered or taught online.

The bill also makes technical and conforming changes.

EFFECTIVE DATE: July 1, 2019

BACKGROUND

Educational Requirements for Applicants

By law, an applicant for a real estate broker license generally must, among other requirements, successfully complete the following courses approved by the Real Estate Commission or consumer protection commissioner:

1. a 60-hour course in real estate principles and practices;

2. a 15-hour course in real estate legal compliance;
3. a 15-hour course in real estate brokerage principles and practices; and

4. two 15-hour elective courses prescribed by the commission or commissioner, unless the applicant has successfully completed at least 20 real estate transactions in the previous five years.

An applicant for a real estate salesperson license generally must successfully complete a commission- or commissioner-approved 60-hour course in real estate principles and practices.

**Continuing Education Requirement for Licensees**

By law, a licensed real estate broker or salesperson wishing to renew a license, among other things, must submit proof in even-numbered years that he or she satisfied the continuing education requirement for the prior two-year period. To satisfy the requirement, a broker or salesperson must (1) successfully complete at least 12 hours of education in current real estate practices and licensing laws, (2) pass a written examination, or (3) have completed equivalent experience or study as permitted by regulations.

**COMMITTEE ACTION**

Insurance and Real Estate Committee

Joint Favorable

Yea 19  Nay 0  (03/14/2019)