

The New Broker Pre-Licensing Requirements

Effective July 1, 2016

As of July 1, 2016 the education requirements for a real estate broker license change by replacing the 30-hour real estate appraisal course requirement with a 15-hour course in real estate legal compliance and a 15-hour course in real estate brokerage principles and practices. It also changes the 30-hour elective course requirement to two 15-hour elective courses. There is a provision that the commission must waive the two elective courses if the applicant has successfully completed a cumulative total of at least 20 real estate transactions during the previous **five** years. The bill defines a "real estate transaction" as a legal transfer of real property or execution of a lease agreement. The required 60-hours of general Principles and Practices will remain in effect.

Q&A on Changes to the Connecticut Broker Pre-licensing Education Requirements

On July 1, 2016 there will be a few changes to broker pre-licensing education requirements at the Department of Consumer Protection - Real Estate Commission. Several other requirements for licensure did not change. Here are a few Questions and Answers for those who may have taken courses in the past or may be considering taking broker pre-licensing courses in advance of July 1, 2016.

1. I have already taken the courses required to meet the education requirements for broker pre-licensure in anticipation of being eligible to apply for my broker's license, which is after July 1, 2016. Is there grandfathering?

No. Every applicant for a broker's license on or after July 1, 2016 must take the two new 15-hour courses required in the statute to be eligible to apply for a license. Those courses are a 15-hour course on broker principles and practices and a 15-hour course on legal issues. The courses you took earlier may, however, be used towards the two 15-hour elective requirements.

2. I took a 30-hour Appraisal Course prior to July 1, 2016. Will I be able to use that for the new two 15-hour Elective Course requirement?

Yes, the 30-hour Appraisal course taken in the past may be used towards Elective credits.

3. Historically, the Elective credit courses licensees took as broker pre-licensing are able to be used at any time, including many years or even decades afterwards. Will those old Elective courses still be able to be used for Elective credit towards broker pre-licensure?

Yes. Those completed Elective Courses continue to be able to be used.

4. I already took the 30-hour Appraisal Course and I took a 30-hour Elective Course. If I apply for a broker's license after July 1, 2016 will 30 of those hours have been unnecessary?

Yes. On or after July 1, 2016 you will be required to have completed the two new mandatory courses, and 30 hours of Elective credits. So one of those 30-hour courses is no longer able to be used towards the broker's pre-license education requirements.

5. When will the new courses be available?

It is unknown at this time, but prior to July 1, 2016. The Real Estate Commission is in the process of making decisions about the content and other aspects of those courses.

6. What else is new?

Applicants for a broker's license who meet all other requirements are able to waive the Elective course requirement if he/she closed twenty Connecticut real estate transactions (sell/buy or lease) in the prior 5 year period.