

Regular Session, 2014

HOUSE BILL NO. 869

BY REPRESENTATIVE PONTI

REAL ESTATE/REALTORS: Provides for changes to the post-license education requirements of real estate brokers and salespersons

1 AN ACT

2 To amend and reenact R.S. 37:1437(C)(2)(c), (5)(b), and (6)(a)(ii), relative to licensing by
3 the Louisiana Real Estate Commission; to provide for changes to the post-license
4 educational requirements of real estate brokers and salespersons; and to provide for
5 related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. R.S. 37:1437(C)(2)(c), (5)(b), and (6)(a)(ii) are hereby amended and
8 reenacted to read as follows:

9 §1437. Application for license

10 * * *

11 C.

12 * * *

13 (2)

14 * * *

15 (c) Each person obtaining an initial real estate broker's license shall complete
16 forty-five post-license education hours, as prescribed by the commission, within one
17 hundred eighty days after the initial license date. Satisfactory completion shall
18 require an examination on course contents; however, passage of the examination
19 shall not be required as a condition of maintaining a license. Such hours shall be in
20 subjects required by the commission including but not limited to laws, rules and

1 regulations changes, finance, and the handling of funds. Post-license education
2 hours may be used to satisfy eight hours of the twelve-hour annual continuing
3 education requirement; however, post-license education hours shall not satisfy the
4 four-hour mandatory continuing education topic specified by the commission.

5 * * *

6 (5)

7 * * *

8 (b) Each person obtaining an initial salesperson's license shall complete
9 forty-five post-license education hours, as prescribed by the commission, within one
10 hundred eighty days after the initial license date. Satisfactory completion shall
11 require an examination on course contents; however, passage of the examination
12 shall not be required as a condition of maintaining a license. Such hours shall be in
13 subjects required by the commission including but not limited to laws, rules and
14 regulations changes, finance, and the handling of funds. Post-license education
15 hours may be used to satisfy eight hours of the twelve-hour annual continuing
16 education requirement; however, post-license education hours shall not satisfy the
17 four-hour mandatory continuing education topic specified by the commission.

18 (6)(a)

19 * * *

20 (ii) The commission shall promulgate rules and regulations necessary to
21 implement the continuing education requirement and may mandate the completion
22 of courses in specific real estate-related subjects. Such rules and regulations ~~may~~
23 shall not require passage of an examination in order to satisfy the continuing
24 education requirement.

25 * * *

DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

Ponti

HB No. 869

Abstract: Prohibits certain real estate broker's and salesperson's license mandatory education hours from requiring passage of examination on course contents.

Present law provides that each person obtaining an initial real estate broker's license shall complete 45 post-license education hours, as prescribed by the commission, within 180 days after the initial license date.

Proposed law provides that satisfactory completion shall require an examination on course contents; however, passage of the examination shall not be required as a condition of maintaining a license.

Present law provides that each person obtaining an initial salesperson's license shall complete 45 post-license education hours within 180 days after the initial license date.

Proposed law provides that satisfactory completion shall require an examination on course contents; however, passage of the examination shall not be required as a condition of maintaining a license.

Present law provides that the La. Real Estate Commission shall promulgate rules and regulations necessary to implement continuing education requirements and may mandate the completion of courses in specific real estate-related subjects. Such rules and regulations may require passage of an examination in order to satisfy the continuing education requirement.

Proposed law retains present law, but prohibits the rules from requiring passage of an examination in order to satisfy the continuing education requirement.

(Amends R.S. 37:1437(C)(2)(c), (5)(b), and (6)(a)(ii))

Summary of Amendments Adopted by House

House Floor Amendments to the engrossed bill.

1. Clarified that the 45 post-license education hours required for any person obtaining an initial real estate broker's license are hours to be prescribed by the Real Estate Commission.
2. Removed proposed language that provided that satisfactory completion of the post-license education hours in present law shall not require the passage of an exam on course contents.
3. Inserted language that provided that satisfactory completion of the post-license education hours in present law shall require an examination on course contents; however, passage of the examination shall not be required as a condition of maintaining a license.