

Digest for Adopted Regulation R_093-10

Existing law authorizes the Real Estate Commission to adopt regulations that prescribe the standards for the continuing education of a person licensed as a real estate broker, broker-salesperson or salesperson. (NRS 645.575) Existing law also authorizes the Commission to require a licensee to pay an administrative fine of not more than \$10,000 if the licensee violates any provision of a regulation adopted by the Commission. (NRS 645.630, 645.633)

This regulation revises the continuing education requirements for real estate brokers, broker-salespersons and salespersons. **Section 1** of this regulation requires a first-time licensee to complete 12 hours of continuing education within the first 2 immediately after initial licensing in addition to the postlicensing course which a first-time licensee must complete under existing regulations. Under **section 1**, this additional continuing education must include 3 hours of instruction in agency relationships, Nevada law, contracts and ethics and must be provided through live instruction, except that a first-time licensee who lives in a rural area may obtain written approval to take the additional continuing education through certain distance education methods. Under **section 5** of this regulation, the requirement to obtain additional continuing education applies to first-time licensees whose licenses expire on or after July 1, 2012.

Section 3 of this regulation increases from 24 to 48 the number of hours of continuing education which a licensee must obtain during the 4-year license period and requires 24 of those 48 hours to be completed during each 2-year period of that 4-year license period. Under **section 3**, at least half of the total hours of continuing education must be taken through live instruction. **Sections 1, 3 and 4** of this regulation provide that

if a licensee does not comply with the continuing education requirements, the Division of Real Estate of the Department of Business and Industry may place the licensee in inactive status and the Administrator of the Division may require the licensee to pay an administrative fine of \$100. Under **section 5** of this regulation, the new requirements of this regulation apply only to licensees whose licenses expire on or after July 1, 2013.

Section 2 of this regulation removes a provision of existing regulations which authorized the Administrator to grant an extension of time to complete continuing education under certain circumstances.