

CHAPTER.....

AN ACT relating to real estate; revising provisions concerning the late renewal of licenses and permits of certain real estate professionals; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

Existing law governs real estate brokers, broker-salespersons and salespersons who engage in certain real estate transactions and authorizes persons licensed as such to obtain permits to engage in property management or to engage in business as a business broker. (Chapter 645 of NRS) Under existing law, a person who fails to apply for a renewal of his or her license before the expiration of the license must apply for an original license, except that within 1 year of such expiration a renewal may be issued upon payment of a fee of one and one-half times the amount otherwise required for renewal. (NRS 645.785) This bill reduces that fee to \$100, in addition to the amount otherwise required for renewal. This bill also authorizes a person to renew a permit upon payment of a fee in the amount of \$20 within 1 year of expiration, in addition to the amount otherwise required for renewal and compliance with any other requirement relating to the renewal of such a permit.

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

**Section 1.** NRS 645.785 is hereby amended to read as follows:

645.785 ***1.*** If a licensee fails to apply for a renewal of his or her license ~~prior to~~ ***before*** the date of the expiration thereof, no license may be issued to the licensee except upon another application for an original license, except that within 1 year of such expiration a renewal may be issued upon payment of a fee ~~one and one-half times~~ ***in the amount of \$100, in addition to*** the amount otherwise required for renewal.

***2.*** ***If a licensee fails to apply for a renewal of his or her permit before the date of the expiration thereof, no permit may be issued to the licensee except upon another application for an original permit, except that within 1 year of such expiration a renewal may be issued upon payment of a fee in the amount of \$20, in addition to the amount otherwise required for renewal and compliance with any other requirement for renewal pursuant to NRS 645.6052 or 645.863.***

**Sec. 2.** This act becomes effective on July 1, 2013.

