

SENATE BILL NO. 285—SENATOR DENIS

MARCH 16, 2017

Referred to Committee on Commerce, Labor and Energy

SUMMARY—Revises provisions relating to real estate licenses.
(BDR 54-790)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: Yes.

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

AN ACT relating to real estate; revising provisions governing the period after initial licensure within which a real estate broker, real estate broker-salesperson or real estate salesperson is required to complete certain postlicensing education; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law authorizes the Real Estate Commission to adopt regulations that
2 require real estate brokers, real estate broker-salespersons and real estate
3 salespersons in this State to complete certain postlicensing education within the
4 first year after initial licensure. (NRS 645.575; NAC 645.4442) This bill decreases
5 the length of the period for completion of such postlicensing education to within the
6 first 6 months after initial licensure.

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

1 **Section 1.** NRS 645.575 is hereby amended to read as follows:
2 645.575 1. The Commission shall adopt regulations that
3 prescribe the standards for the continuing education of persons
4 licensed pursuant to this chapter.
5 2. The standards adopted pursuant to subsection 1 must permit
6 alternatives of subject material, taking cognizance of specialized
7 areas of practice and alternatives in sources of programs considering
8 availability in area and time. The standards must include, where
9 qualified, generally accredited educational institutions, private



1 vocational schools, educational programs and seminars of
2 professional societies and organizations, other organized educational
3 programs on technical subjects, or equivalent offerings. The
4 Commission shall qualify only those educational courses that it
5 determines address the appropriate subject matter and are given by
6 an accredited university or community college. Subject to the
7 provisions of this section, the Commission has exclusive authority
8 to determine what is an appropriate subject matter for qualification
9 as a continuing education course.

10 3. In addition to any other standards for continuing education
11 that the Commission adopts by regulation pursuant to this section,
12 the Commission may, without limitation, adopt by regulation
13 standards for continuing education that:

14 (a) Establish a postlicensing curriculum of continuing education
15 which must be completed by a person within the first ~~year~~ 6
16 months immediately after initial licensing of the person.

17 (b) Require a person whose license as a real estate broker or real
18 estate broker-salesperson has been placed on inactive status for any
19 reason for 1 year or more or has been suspended or revoked to
20 complete a course of instruction in broker management that is
21 designed to fulfill the educational requirements for issuance of a
22 license which are described in paragraph (d) of subsection 2 of NRS
23 645.343, before the person's license is reissued or reinstated.

24 4. Except as otherwise provided in this subsection, the license
25 of a real estate broker, broker-salesperson or salesperson must not
26 be renewed or reinstated unless the Administrator finds that the
27 applicant for the renewal license or for reinstatement to active status
28 has completed the continuing education required by this chapter.
29 Any amendment or repeal of a regulation does not operate to
30 prevent an applicant from complying with this section for the next
31 licensing period following the amendment or repeal.

32 **Sec. 2.** This act becomes effective:

33 1. Upon passage and approval for the purpose of performing
34 any preparatory administrative tasks or adopting any regulations that
35 are necessary to carry out the provisions of this act; and

36 2. On July 1, 2017, for all other purposes.

