

Education Advisory Group

March 10, 2025, 10:00 A.M.

Opening

Deputy Director for Education Melissa Belcastro convened a meeting of the Education Advisory Group at 10:01 A.M. on March 10, 2025, via Microsoft Teams.

Introductions

Deputy Director Belcastro introduced the new Director of the Nebraska Real Estate Commission, Joseph Gehrki. Shae Drews, the Executive Assistant to the Commission, Lisa Goyette of Kaplan Real Estate Education, Katelyn Taylor of Colibri Real Estate LLC/McKissock, LLC, Donna Shipley of Omaha Area of REALTORS®, and Shianne Yarrington of the Nebraska REALTORS® were also introduced.

Approval of Minutes from 01/07/2025

The meeting minutes of the Education Advisory Group held on January 7, 2025, were considered. After review, a motion was made by Deputy Director Belcastro to approve the minutes as presented. The group voted unanimously to approve the minutes.

Nebraska License Law Updates

Director Gehrki provided information regarding LB187 (updates to the Nebraska License Law.) These updates include amendments to Sections 76-2422, §81-855.02, §81-885.13, and §81-885.24.

He stressed that the most important thing the bill does is require written Buyer Agency Agreements with consumers who are using a buyer's agent to provide transparency and opportunity for awareness for negotiation commissions, becoming operative July 1, 2025. LB187 also increases pre-license education required for real estate salespersons to 96 hours, to include a mandatory course of Nebraska License Law. Deputy Director Belcastro brought to the attention of the group the target operative date of this change is January 1, 2026.

Director Gehrki also noted that The Commission saw an unprecedented increase in complaints in the 2024 year, with nearly 60 sworn complaints being filed.

The bill would also end an unintended consequence of the recently passed “wholesaler” or flipper legislation, clarifying that such laws do not apply to the sale of options on vacant lots.

The final update of the Bill that Director Gehrki noted was that it clarifies that the payment of compensation to out of state licensee who do not hold a Real Estate License in Nebraska is allowed for the payment of a referral only. This update will be effective January 1, 2026, contingent of passing.

Summer 2025 Instructor Development Workshop

Deputy Director Belcastro provided a target timeframe for the 2025 IDW as the week of July 14, 2025.

Education Exam Update

Deputy Director Belcastro provided an update of Pearson Vue exam statistics including fourth quarter of 2024 and for the month of January 2025.

Next Education Advisory Group Meeting Date

Deputy Director Belcastro brought to the attention of the group that the next EAG meeting date will be June 2, 2025, convening at 10:00 A.M.

New Business

There was new business offered for consideration.

Adjourn

At 11:07 a.m., there being no further business to discuss, the group voted unanimously to adjourn the meeting.

Members in Attendance:

Joseph D. Gehrki – Nebraska Real Estate Commission
Melissa Belcastro—Nebraska Real Estate Commission
Shae Drews – Nebraska Real Estate Commission
Leighun Brabec – Larabee School of Real Estate
Mark Wehner Sr. – REEsults® Coaching
Lisa Goyette – Real Estate Education
Donna Shipley – Omaha Area Board of REALTORS®
Shianne Yarrington – Nebraska REALTORS® Association
Katelyn Taylor – Colibri Real Estate LLC/McKissock, LLC
Amy Gewecke – Larabee School of Real Estate