

# **Effective July 1, 2020 – Changes to Broker Applicant, Pre and Post License Education Requirements and License Issuance Requirements**

An applicant seeking licensure in the State of Nebraska through examination, should be aware of these changes, which will become effective July 1, 2020.

## **Broker Application Requirement Changes**

Neb. Rev. Stat. 81-885.13 (3) – Each applicant for a broker's license shall **either**:

(a) Have first served actively for two years as a licensed salesperson or broker and shall furnish evidence of completion of sixty class hours in addition to the hours required by subsection (2) of this section in a course of study approved by the commission or, in lieu thereof, courses delivered in a distance education format approved by the commission; or

(b) Upon special application and hearing before the commission, provide satisfactory evidence of (i) equivalent or sufficiently relevant experience in a real-estate-related industry or (ii) hardship due to an existing brokerage being unable to retain the services of a licensee to act as its designated broker who has the two years' experience required in this subsection. Any applicant so approved must furnish a certificate that he or she has passed a course of at least eighteen credit hours in subjects related to real estate at an accredited university or college, or completed six courses in real estate subjects composed of not less than one hundred eighty class hours in a course of study approved by the commission or, in lieu thereof, courses delivered in a distance education format approved by the commission.

## **Pre-License Education Requirement Changes**

Neb. Rev. Stat. 81-885.13 (5) - Each applicant for a broker's or salesperson's license shall furnish evidence of completion of six class hours of study in a course approved by the commission related to professional practice and standards. The Course number assigned to the course is 0003.

## **Post-License Education Requirement Changes**

Neb. Rev. Stat. 81-885.13 (9) - All licensees shall, within one hundred eighty days after license issuance, furnish satisfactory evidence of completion of twelve hours of class study in a commission-approved class related to required knowledge and skills for real estate practice, including, but not limited to, completing contracts and listing agreements and handling of client funds. If a licensee fails to do so, the commission shall place his or her license on inactive status until the commission receives such satisfactory evidence. Transfer to active status pursuant to this subsection shall be subject to the fee provided for in section **81-885.20**. The Course number assigned to this course is 7000.

## **Designated Broker Requirement Changes**

Neb. Rev. Stat. 81-885.13 (4) - No person issued a broker's license may act as a designated broker for any other licensee until such person has taken additional courses of postlicensure education in the subjects of real estate trust accounting, brokerage finance, business ethics, and risk management, except that the commission may extend, for up to six months, the postlicensure course work requirement under the hardship provision of subdivision (3)(b)(ii) of this section. The Course number assigned to this course is 6000.

\*There have been no changes to the requirements for an applicant seeking licensure in the State of Nebraska through recognition of a current license from another jurisdiction.