



Nebraska Real Estate Commission

PO BOX 94667
LINCOLN, NE 68509-4667

PHONE: (402) 471-2004
WEBSITE: nrec.nebraska.gov
EMAIL: realestate.commission@nebraska.gov

Broker Applicant Hardship Provision as provided for in Neb. Rev. Stat. §81-885.13(3)(b)

If an applicant does not have two (2) years of active salesperson experience, the law provides that they may complete a special application and attend an informal hearing before the commission to see if they may be granted a brokers license if hardship is proven.

The applicant must complete and submit the following:

- [Special Hardship Application Form](#)
- Satisfactory evidence of 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.

If the applicant has been approved at the hearing, they must complete the following:

- One of the following education requirements must be completed:
 - 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,
 - Completed six courses (180 hours) in approved real estate prelicense education courses.
- Furnish evidence of completion of six (6) class hours of study in a course approved by the Commission related to professional practice and standards. Course Number 6000
- Applicants must take and pass the Broker's examination.

Upon Passing the Examination the applicant must complete the following:

- Must be licensed as a designated broker
- Complete the 12 hour post license course within 180 days of licensure – Course Number 7000
- The Commission may extend the designated broker post licensure education, Course Number 6000, 4 courses (12 hours), in the subjects of real estate trust accounting, brokerage finance, business ethics, and risk management, for up to six months, under the hardship provision
- All other license requirements apply upon license issuance.