



Nebraska Real Estate Commission

PO BOX 94667
LINCOLN, NE 68509-4667

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

PROFESSIONAL CORPORATIONS (PCs) & LIMITED LIABILITY COMPANIES (LLCs)

FOR NEBRASKA REAL ESTATE SALESPERSONS & ASSOCIATE BROKERS

PLEASE NOTE: This information is specific to Salespersons and Associate Brokers. If you are a self-employed broker (designated broker), please review the page entitled [Business Options for Self-Employed Brokers](#).

GUIDELINES FOR COMPENSATION OF SALESPERSONS AND ASSOCIATE BROKERS WITH A PROFESSIONAL CORPORATION OR A PROFESSIONAL LIMITED LIABILITY COMPANY



Neb. Rev. Stat. 81-885.24(18) specifically provides that it is an unfair trade practice subject to disciplinary action to provide any form of compensation to any unlicensed person performing the services of a broker, associate broker or salesperson.

FOR PURPOSES OF INTERPRETATION OF 81-885.24(18), IT SHALL NOT BE AN UNFAIR TRADE PRACTICE FOR A BROKER TO PROVIDE COMPENSATION TO:



LICENSED INDIVIDUALS

An individual holding a Nebraska broker's or salesperson license when all services of a broker, associate broker or salesperson for which the compensation is being rendered were provided.



PROFESSIONAL CORPORATIONS (PCs)

A professional corporation in good standing with the Secretary of State's office, provided that:

- The shareholders are licensed
- The officers are licensed (except for secretary and assistant secretary)
- The directors are licensed
- Any employee or agents performing the services of a broker, associate broker, or salesperson hold an active Nebraska license



PROFESSIONAL LIMITED LIABILITY COMPANIES (LLCs)

A professional limited liability company in good standing with the Secretary of State's office, provided that:

- The members are licensed
- The managers are licensed
- Any employees or agents performing the services of a broker, associate broker, or salesperson hold an active Nebraska license

This information can also be found in the [Commission's Policies and Interpretations](#).



PROFESSIONAL CORPORATION (PC) REQUIREMENTS

If you choose to incorporate under the Nebraska Professional Corporation Act:

- Consult your attorney or financial advisor.
- Submit an application for a Certificate of Registration the Nebraska Real Estate Commission, certifying that all required shareholders, officers (except secretary and assistant secretary), directors and professional employees are properly licensed.

[Download Form](#) or [Submit form Online](#)

- File the Certificate of Registration with the Nebraska Secretary of State

(Additional information on this process and the forms are available from the Nebraska Secretary of State's Office.)



PROFESSIONAL LIMITED LIABILITY COMPANY (LLC) REQUIREMENTS

If you choose to incorporate under the Nebraska Uniform Limited Liability Company Act:

- Consult your attorney or financial advisor.
- Submit an application for a Certificate of Registration the Nebraska Real Estate Commission, certifying that all required members, managers and any employees who perform the services of a broker, associate broker or salesperson are properly licensed.

[Download Form](#) or [Submit form Online](#)

- File the Certificate of Registration with the Nebraska Secretary of State

(Additional information on this process and the forms are available from the Nebraska Secretary of State's Office.)



BEFORE YOU BEGIN

All business names must be properly registered with the Nebraska Real Estate Commission and the Nebraska Secretary of State's Office **BEFORE** using the name.