



State of Nevada
Department of Business & Industry

Real Estate Division

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Initial Real Estate Licensing Process Enhanced

Action taken by the Real Estate Commission now allows an applicant for an initial license to begin the Postlicensing Education required for a first year salesperson's license **after** submitting an application for licensure – which has been **accepted** and **receipted** by the Division – but **before** the broker has received the license.

The trigger for allowing Postlicensing Education to count toward the first-year renewal is the **date** on the **receipt** issued by the Division.

Applications must be submitted in person at one of the Division's offices to be reviewed for completeness by licensing staff, at which time a receipt will be issued. Applications received by mail are not issued a receipt. Incomplete applications received by mail are returned and not processed, and any education taken during that time **would not** count toward the Postlicensing Education requirement.

The risk for the applicant in starting Postlicensing Education before the issuance of the license is that an application may be denied for cause. The early-start Postlicensing Education option entails "let the buyer beware." Should a license be denied, there is no recourse through the Division or any approved Postlicensing Education sponsor for time or money spent on education that becomes meaningless.

Calendar year 2006 is the transition year into the required Postlicensing Education module curriculum.

The Real Estate Commission also determined to allow licensees who were issued an initial salesperson's license during 2005, requiring 30 hours of continuing education to renew, to have **two options** to renew that license in 2006:

1. Complete the newly required Postlicensing Education curriculum by fulfilling all module requirements within a minimum of 30 (*POST*) hours from an approved sponsor (NAC 645.4442); **OR**,
2. Take 30 (*CE*) hours of approved continuing education courses, which must include the 12 hours of designated courses specified for renewal (NAC 645.448).

The Division sought guidance from the Real Estate Commission at the November 2005 Commission meeting in an effort to improve the initial licensing process. The Commissioners unanimously stated in discussion at their November meeting:

First year licensees who received their licenses in 2005 have the option of either the 30 hours of continuing education program which includes the required designated courses or the 30 hour Postlicensing Education course which includes all the required modules – no mixing the two program tracks.

In the interim, while a licensee has applied for his real estate license, passed his exams and paid all of his necessary fees, the licensee is allowed to begin continuing education by taking whatever educational requirement applies at the time – Continuing Education or the Postlicensing Education classes – for credit.

These two changes will substantially enhance the initial licensing experience by giving incentive to the license applicant to begin important and meaningful training while waiting for the initial license to be issued.

Any questions may be directed to Matt Di Orio, Education and Information Officer.