



Real Estate Update

New Real Estate Broker & Salesperson Licensing Requirements

By John D. Sullivan

Effective July 1, 2010, the new real estate licensing law changes the examination and continuing education requirements for “Brokers” and “Managing Brokers.”

The Broker license replaces the current “Salesperson” license and the Managing Broker license replaces the “Associate Broker,” “Branch Manager,” and “Designated Broker” licenses.

Persons applying for a new real estate license beginning on July 1, 2010, must meet the new examination and continuing education (“clock hour”) requirements.

New Broker License

The requirements to obtain a new Broker (formerly Salesperson) license are:

- Be at least 18 years of age
- Have a high school diploma or equivalent
- Complete 90 hours of education within 2 years of taking the Broker exam, including:
 - Real Estate Fundamentals
 - Real Estate Practices
- Pass the Real Estate Broker exam
- Complete a fingerprint background check through the Washington State Patrol and the FBI

- Submit completed application and fees

New Managing Broker License

To obtain a new Managing Broker license, these requirements must be met:

- Be at least 18 years of age
- Have a high school diploma or equivalent
- Have three years of full time experience as an active real estate Broker (formerly Salesperson)
- Complete 90 hours of education completed within 3 years of taking the Managing Broker exam, including:

- Real Estate Broker Management
- Business Management
- Advanced Real Estate Law
- Pass the Managing Broker licensing exam
- Complete a fingerprint background check through the Washington State Patrol and the FBI
- Submit completed application and fees

Persons holding any of the four current licenses as of June 30, 2010, will continue to be licensed. Only the name of the license will change.

License Renewal

However, in order for currently active Salesperson licensees to renew their license (Broker) for the first time after July 1, 2010, they must complete the following education requirements:

- Advanced Real Estate Practices (30 hours with exam)
- Real Estate Law (30 hours with exam)
- 30 hours of approved continuing education, which must include the **Core Curriculum Course** and **Transition Course**

Additional information is available at www.dol.wa.gov/business/realstate/renews.html.



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