

ACT No. 193

2021 Regular Session

HOUSE BILL NO. 258

BY REPRESENTATIVE EDMONSTON AND SENATORS LAMBERT AND PRICE

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AN ACT

To amend and reenact R.S. 37:1437(C)(5)(a), 1437.3(B), 1442, and 1443(4), relative to real estate license and registration renewal; to provide for continuing education requirements; to provide for the procedure for inactive license status; to provide for renewal procedure; to provide for renewal deadlines; to provide for effectiveness; to provide for applicability; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 37:1437(C)(5)(a), 1437.3(B), 1442, and 1443(4) are hereby amended and reenacted to read as follows:

§1437. Application for license

* * *

C.

* * *

(5)(a) In addition to all other education requirements set forth in this Chapter, regardless of initial license date, ~~the license of an individual real estate broker or salesperson shall not be renewed unless the broker or salesperson shall~~ furnish proof of completion of twelve hours per year of continuing education pertaining to matters, including but not limited to laws, rules, and regulations relative to licensing, appraisal, finance, taxes, zoning, environmental quality, and the rules and programs promulgated or administered by the United States Department of Housing and Urban Development. A minimum of four of the required annual

1 continuing education hours shall be in subjects specified by the commission.
 2 Post-license education hours may be used to satisfy eight hours of the twelve-hour
 3 annual continuing education requirement; however, post-license education hours
 4 shall not satisfy the mandatory continuing education topics specified by the
 5 commission. The commission shall not allow a licensee to complete fewer than
 6 twelve hours of continuing education to satisfy the requirements of this Section.
 7 Failure to timely complete continuing education in accordance with this Subsection
 8 constitutes a violation of this Chapter.

9 * * *

10 §1437.3. Inactive license

11 * * *

12 B. Any licensee in good standing with the commission may elect to place his
 13 license in an inactive license status at any time prior to expiration of the license by
 14 submitting the appropriate transfer application and remitting the applicable fees as
 15 set forth in this Chapter. ~~Within the three-month delinquency period immediately~~
 16 ~~following the expiration of the last active license and upon payment of appropriate~~
 17 ~~renewal and inactive license transfer fees, former licensees may transfer their license~~
 18 ~~to the inactive status.~~

19 * * *

20 §1442. License, ~~certificate,~~ and registration issuance and renewal

21 A.(1) Each license, ~~certificate,~~ or registration issued under pursuant to this
 22 Chapter shall be:

23 (a) Effective issued for a period of one year.

24 (b) Renewed timely on or before September thirtieth annually.

25 (c) Expired and shall expire on December thirty-first following the date upon
 26 which it is issued. ~~Each license, certificate, or registration shall be renewed~~
 27 ~~annually.~~

28 (2) Conducting A licensee or registrant who conducts any activity authorized
 29 by the license, ~~certificate,~~ or registration after the expiration of the license;

1 ~~certificate, or registration shall be deemed a in violation of this Chapter. Licenses,~~
 2 ~~certificates, or registrations not renewed by January first shall be considered expired.~~

3 B.(1) Any licensee or registrant who fails to renew timely may ~~thereafter~~
 4 renew ~~upon payment of the~~ license or registration delinquently by submitting all of
 5 the following no later than December thirty-first annually:

6 (a) Payment of the appropriate renewal and delinquent fees prescribed by
 7 this Chapter.

8 (b) A and upon filing of a complete renewal application.

9 ~~(2) The period for delinquent renewal of an expired license or registration~~
 10 ~~shall be limited to the three-month period immediately following the expiration date~~
 11 ~~of the active license or registration. Failure~~ A licensee or registrant who fails to
 12 ~~delinquently renew an expired~~ a license or registration during this three-month
 13 ~~period shall result in a forfeiture of~~ by December thirty-first forfeits his renewal
 14 rights, ~~and shall require~~ the former licensee or registrant shall be required to apply
 15 as an initial applicant and meet all requirements of an initial applicant. However,
 16 notwithstanding any other provision of this Chapter, nothing herein requires the
 17 former licensee or registrant to complete the ninety hours of real estate coursework,
 18 which is required prior to initial licensure pursuant to R.S. 37:1437.

19 C. ~~Any inactive licensee who fails to renew timely may thereafter renew~~
 20 ~~upon payment of the appropriate renewal fees and filing of a complete renewal~~
 21 ~~application. The period for delinquent renewal of an expired delinquent inactive~~
 22 ~~license will be limited to the three-month period immediately following the~~
 23 ~~expiration date of the inactive license. Failure to renew delinquently an expired~~
 24 ~~inactive license during the three-month period will result in the forfeiture of renewal~~
 25 ~~rights and will require the former licensee to apply as an initial applicant and meet~~
 26 ~~all requirements of an initial applicant.~~

27 D. ~~Timeshare registrants who fail to renew timely may thereafter renew~~
 28 ~~within three months of the expiration of their registration upon payment of a~~

1 Section 3. This Section and Section 2 of this Act shall be effective only from April
2 1, 2022 through February 1, 2023.

3 Section 4. Sections 1, 2, 3, and this Section shall become effective on April 1, 2022.

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____