

2024 Regular Session

HOUSE BILL NO. 155

BY REPRESENTATIVE THOMAS

REAL ESTATE/COMMISSION: Provides for expired and inactive real estate license requirements

1 AN ACT

2 To amend and reenact R.S. 37:1437(C)(1)(a) and (4)(a), 1437.3(E)(introductory paragraph)  
3 and (1), and 1442(B)(2), relative to real estate license requirements; to provide for  
4 applications for real estate broker or salesperson licensure; to provide for inactive  
5 licenses; to provide for license and registration issuance and renewal; to provide for  
6 an effective date; and to provide for related matters.

7 Be it enacted by the Legislature of Louisiana:

8 Section 1. R.S. 37:1437(C)(1)(a) and (4)(a), 1437.3(E)(introductory paragraph) and  
9 (1), and 1442(B)(2) are hereby amended and reenacted to read as follows:

10 §1437. Application for license

11 \* \* \*

12 C.

13 \* \* \*

14 (1)(a)(i) ~~All applicants~~ Each applicant for an initial individual real estate  
15 broker license shall have first been licensed for four years, with two of the four years  
16 occurring immediately preceding submission of a broker license application, and  
17 shall show evidence satisfactory to the commission that ~~they have~~ he has  
18 satisfactorily completed at least one hundred fifty hours of instruction, or its  
19 equivalent, in real estate courses approved by the commission. Satisfactory  
20 completion includes passage of an examination on course contents.

1 (ii) Notwithstanding Item (i) of this Subparagraph, nothing in this Paragraph  
 2 prohibits a real estate broker, who failed to renew his license in accordance with R.S.  
 3 37:1442, from reapplying for an individual real estate broker license on or before  
 4 December thirty-first of the year following the expiration date of his expired real  
 5 estate broker license.

6 \* \* \*

7 (4)(a) ~~All applicants for a salesperson's~~ Each applicant for an initial real  
 8 estate salesperson license shall show evidence satisfactory to the commission that  
 9 ~~they have~~ he has completed ninety hours or its equivalent of instruction in real estate  
 10 coursework approved by the commission prior to licensure. Satisfactory completion  
 11 includes passage of an examination on course contents.

12 \* \* \*

13 §1437.3. Inactive license

14 \* \* \*

15 E. An inactive licensee ~~will~~ shall not be required to fulfill the annual  
 16 continuing education requirement ~~established for active licensees on an annual basis;~~  
 17 however, upon application to return to active license status, the inactive licensee  
 18 shall have completed the continuing education specified as follows:

19 (1) Licensees remaining in the ~~active~~ inactive status for less than one year  
 20 shall have completed the twelve-hour continuing education requirement for the  
 21 previous year.

22 \* \* \*

23 §1442. License and registration issuance and renewal

24 \* \* \*

25 B.

26 \* \* \*

27 (2) A licensee or registrant who fails to delinquently renew a license or  
 28 registration by December thirty-first forfeits his renewal rights, and the former  
 29 licensee or registrant shall be required to apply as an initial applicant and meet all

1 requirements of an initial applicant. However, notwithstanding any other provision  
 2 of this Chapter, nothing in this Paragraph requires the former licensee or registrant  
 3 to complete ~~the ninety hours of real estate coursework, which is required prior to~~  
 4 initial licensure pursuant to R.S. 37:1437. any of the following education otherwise  
 5 required by R.S. 37:1437 if the licensee or registrant reapplies for that license or  
 6 registration on or before December thirty-first of the year following the expiration  
 7 date of his expired license or registration:

8 (a) The ninety hours of pre-license education required for an initial real  
 9 estate salesperson license applicant.

10 (b) The one hundred fifty hours of pre-license education required for an  
 11 initial real estate broker license applicant.

12 (c) The forty-five hours of post-license education required for initial real  
 13 estate salespersons and real estate brokers.

14 \* \* \*

15 Section 2. This Act shall become effective upon signature by the governor or, if not  
 16 signed by the governor, upon expiration of the time for bills to become law without signature  
 17 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If  
 18 vetoed by the governor and subsequently approved by the legislature, this Act shall become  
 19 effective on the day following such approval.

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DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

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HB 155 Engrossed

2024 Regular Session

Thomas

**Abstract:** Provides for expired and inactive real estate license requirements.

Present law provides the requirements for an initial individual real estate broker license.

Proposed law makes technical changes.

Proposed law adds that nothing in present law prohibits a real estate broker, who failed to renew his license in accordance with present law, from reapplying for an individual real estate broker license on or before Dec. 31 of the year following the expiration date of his expired real estate broker license.

Present law states that all applicants for a salesperson's license shall show evidence satisfactory to the commission that they have completed requirements prior to licensure.

Proposed law clarifies that each applicant for an initial real estate salesperson license shall show evidence satisfactory to the commission that he has completed requirements prior to licensure.

Present law provides that an inactive licensee will not be required to fulfill the continuing education requirement established for active licensees on an annual basis; however, upon application to return to active license status the licensee shall have completed the continuing education that includes licensees remaining in the active status for less than one year having to complete continuing education requirements for the previous year.

Proposed law amends present law and provides that an inactive licensee shall not be required to fulfill the annual continuing education requirement for active licensees however, upon application to return to active license status, the inactive licensee shall have completed the continuing education that includes licensees remaining in the inactive status for less than one year shall have completed the continuing education requirement for the previous year.

Present law states that a licensee or registrant who fails to delinquently renew a license or registration by Dec. 31 forfeits his renewal rights, and the former licensee or registrant shall be required to apply as an initial applicant and meet all requirements of an initial applicant. However, notwithstanding any other provision of present law, nothing in present law requires the former licensee or registrant to complete the 90 hours of real estate coursework, which is required prior to initial licensure pursuant to present law.

Proposed law retains present law and expands that notwithstanding any other provision of present law, nothing in present law requires the former licensee or registrant to complete any of the following education otherwise required by present law if the licensee or registrant reapplies for that license or registration on or before Dec. 31 of the year following the expiration date of his expired license or registration:

- (1) The 90 hours of pre-license education required for an initial real estate salesperson license applicant.
- (2) The 150 hours of pre-license education required for an initial real estate broker license applicant.
- (3) The 45 hours of post-license education required for initial real estate salespersons and real estate brokers.

Effective upon signature of governor or lapse of time for gubernatorial action.

(Amends R.S. 37:1437(C)(1)(a) and (4)(a), 1437.3(E)(intro. para.) and (1), and 1442(B)(2))