

2024 Regular Session

HOUSE BILL NO. 155

BY REPRESENTATIVES THOMAS, AMEDEE, BILLINGS, BOYD, BRASS, CARLSON, CHASSION, DEWITT, FISHER, GLORIOSO, HEBERT, KERNER, KNOX, LAFLEUR, LYONS, SELDERS, ST. BLANC, TAYLOR, THOMPSON, WALTERS, WILEY, AND WYBLE

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.

21 (ii) Notwithstanding Item (i) of this Subparagraph, nothing in this Paragraph
22 prohibits a real estate broker, who failed to renew his license in accordance with R.S.
23 37:1442, from reapplying for an individual real estate broker license on or before

1 December thirty-first of the year following the expiration date of his expired real
 2 estate broker license.

3 * * *

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

9 * * *

10 §1437.3. Inactive license

11 * * *

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

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

19 * * *

20 §1442. License and registration issuance and renewal

21 * * *

22 B.

23 * * *

24 (2) A licensee or registrant who fails to delinquently renew a license or
 25 registration by December thirty-first forfeits his renewal rights, and the former
 26 licensee or registrant shall be required to apply as an initial applicant and meet all
 27 requirements of an initial applicant. However, notwithstanding any other provision
 28 of this Chapter, nothing in this Paragraph requires the former licensee or registrant
 29 to complete ~~the ninety hours of real estate coursework, which is required prior to~~
 30 initial licensure pursuant to R.S. 37:1437. any of the following education otherwise

1 required by R.S. 37:1437 if the licensee or registrant reapplies for that license or
2 registration on or before December thirty-first of the year following the expiration
3 date of his expired license or registration:

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

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

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

10 * * *

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

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____