

# ACT No. 199

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           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.

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SPEAKER OF THE HOUSE OF REPRESENTATIVES

\_\_\_\_\_  
PRESIDENT OF THE SENATE

\_\_\_\_\_  
GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: \_\_\_\_\_