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## DIGEST

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HB 353 Original

2019 Regular Session

Emerson

**Abstract:** Provides for the dates during which real estate licensing renewal and delinquent fees may be paid.

Present law provides that each license, certificate, or registration issued pursuant to the La. Real Estate License Law shall be issued for one year and expire on December 31 of that year. Present law further provides that if a license, certificate, or registration is not renewed by January 1, it expires. Proposed law changes the date to clarify licensing expiration from "by January 1" to a renewal requirement of "on or before December 31". Proposed law otherwise retains present law.

Present law allows a licensee or registrant whose license or registration has expired within three months to renew the license or registration by filing a renewal application and paying any renewal fee and any delinquency fee. If the three-month window has lapsed, the former licensee or registrant shall register and apply as an initial applicant.

Present law allows an inactive licensee whose license has expired within three months to renew the license by filing a renewal application and paying any licensing renewal fee and any delinquency fee. If the three-month window has lapsed, the inactive former licensee shall register and apply as an initial applicant.

Proposed law changes present law as it relates to both licensees and inactive licensees similarly to delete the three-month time period after expiration and provide for a two-month time period, limited to November and December, during which an individual can submit a renewal application and pay any renewal fees and delinquency fees. Proposed law retains present law as it relates to re-application after the specified time period after expiration has lapsed.

Present law allows a timeshare registrant whose registration has expired within three months to renew the registration by filing a renewal application and paying any applicable renewal fee and any delinquency fee; however, certain registered developers of timeshare projects who fail to renew timely shall no longer qualify pursuant to present law.

Proposed law changes present law as it relates to timeshare registrants, to delete the three-month period after expiration and provide for a two-month time period, limited to November and December, during which an individual can submit a renewal application and pay any renewal fees and delinquency fees. Proposed law retains present law as it relates to re-application eligibility after the specified time period after expiration has lapsed.

Present law provides for the delinquent fees that the real estate commission can charge for licenses not renewed by December 31 of the license, registration, or certification period. Proposed law changes December 31 to October 31.

Present law requires a fee of \$50 if paid between January 1 and February 15 for active and inactive licenses. Proposed law changes the time period to November 1 through November 30 and otherwise retains present law.

Present law requires a fee of \$200 if paid between February 16 and March 31 for active licenses. Proposed law changes the time period to December 1 through December 31 and otherwise retains present law.

Present law requires a fee of \$50 if paid between February 16 and March 31 for inactive licenses. Proposed law changes the time period to December 1 through December 31 and otherwise retains present law.

Present law requires a fee of \$50 if paid between January 1 and January 31 for real estate schools, vendors, and pre-license instructors. Proposed law changes the time period to December 1 through December 31 and otherwise retains present law.

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

(Amends R.S. 37:1442 and 1443(4))