

## RÉSUMÉ DIGEST

**ACT 193 (HB 258)**

**2021 Regular Session**

**Edmonston**

Existing law requires an individual real estate broker or salesperson to provide proof that he has completed 12 hours of continuing education coursework in areas including but not limited to laws, rules, and regulations relative to licensing, appraisal finance, taxes, zoning, environmental quality, and the U.S. Dept. of Housing and Urban Development in order for his license to be renewed.

New law removes the provision stating that the license shall not be renewed.

New law changes the continuing education requirement relative to the U.S. Dept. of Housing and Urban Development to require that the coursework pertain to the rules and programs promulgated or administered by the U.S. Dept. of Housing and Urban Development.

New law prohibits the La. Real Estate Commission from allowing a licensee to complete less than 12 hours of continuing education to satisfy the requirements of existing and new law and provides that failing to timely complete such continuing education is a violation of existing and new law.

Existing law allows a licensee in good standing to place his license in inactive license status by submitting the transfer application and paying certain fees.

New law adds that transfer to inactive status be done prior to the expiration of the license.

Prior law provided for the process for transferring an expired license to inactive license status.

New law repeals prior law.

Prior law allowed the La. Real Estate Commission to issue licenses, certificates, and registrations.

New law removes certificates.

Prior law provided that each license, certificate, or registration was issued for one year and expired on Dec. 31st following the date that the license was issued. Further, prior law required a license, certificate, or registration to be renewed by Jan. 1st or it expires.

New law requires each license or registration to be renewed timely on or before Sept. 30th each year.

Existing law provides a delinquent fee schedule based on the time frame that active licensees and inactive licensees renew the expired license or registration.

New law revises the time frames for delinquent fees.

Prior law provided for the delinquent renewal of an expired license or registration within a three-month period immediately following the expiration date of the active license or registration.

New law repeals prior law.

Prior law provided that failure to delinquent renew an expired license or registration within the required three-month period results in a forfeiture of his renewal rights and requires the former licensee to apply as an initial applicant.

New law changes the applicability from an expired license to a license and adds that delinquent renewal be done by Dec. 31st, to avoid forfeiture.

New law states that the requirement that the former licensee who fails to delinquent renew apply as an initial applicant does not require the licensee to complete the 90 hours of real estate coursework required prior to initial licensure.

Prior law allowed timeshare registrants who fail to renew timely to pay a delinquency renewal fee within three months of the expiration of their registration.

New law repeals prior law.

New law allowed for a grace period from Jan. 1, 2023, through Jan. 31, 2023 in which a licensee applying for delinquent renewal can do so without having to reapply as an initial applicant and makes this grace period effective from April 1, 2022, to Feb. 1, 2023.

Effective April 1, 2022.

(Amends R.S. 37:1437(C)(5)(a), 1437.3(B), 1442, and 1443(4))