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## DIGEST

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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 delinquenty 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))