

March 6, 2003

**H 328. AMEND REAL ESTATE LICENSING LAWS/FEES. REVISING REAL ESTATE LICENSING EXAMINATION PROCEDURES, CLARIFYING CONTINUING EDUCATION REQUIREMENTS FOR REAL ESTATE LICENSEES, AND ENABLING THE REAL ESTATE COMMISSION TO PERMIT LIMITED COMMERCIAL PRACTICE BY NONRESIDENT REAL ESTATE BROKERS.** Amends GS 93A-4(b) to permit the NC Real Estate Comm'n to adopt real estate brokerage and sales licensing examinations in any form it deems appropriate, including oral examinations. Further requires that license applicants provide a criminal record report from a reporting service designated by the Comm'n and pay any costs associated with providing such reports. Modifies GS 93A-4A(a) to provide that licensees who fail to comply with continuing education requirements of that section shall not engage in the real estate brokerage business. Adds new GS 93A-9(b), allowing Comm'n to issue broker or salesperson licenses to applicants from those states who do not provide reciprocity to NC applicants if applicant satisfies the following conditions: (1) is of good moral character and is licensed in good standing in another state or territory of the US; (2) only engages in NC commercial real estate transactions while affiliated with a resident broker or salesperson who actively supervises the nonresident and ensures compliance with NC law; (3) complies with NC law and Comm'n rules applicable to real estate brokers and salespersons. Permits Comm'n to charge a fee up to \$300 for nonresident licenses and establishes annual expiration of license on June 30<sup>th</sup>. Further provides that Comm'n may adopt additional rules as it deems necessary. Amends GS 93A-10 to require that consent for service of process on nonresident applicants be signed by an officer of the corporation (was, required authentication by corporate seal). Makes technical and conforming changes.

**Intro. by Howard.**

Ref. to Ways & Means	GS 93A
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March 27, 2003

**H 328. AMEND REAL ESTATE LICENSING LAWS/FEES.** Intro. 3/6/03. House committee substitute adopted 3/26/03 makes the following changes to 1st edition. Clarifies that person licensed as salesperson as well as one licensed as real estate broker may not actively engage in profession if he or she fails to complete annual continuing education requirements.

August 8, 2003

**SL 2003-361 (H 328). AMEND REAL ESTATE LICENSING LAWS/FEES. AN ACT REVISING REAL ESTATE LICENSING EXAMINATION PROCEDURES, CLARIFYING CONTINUING EDUCATION REQUIREMENTS FOR REAL ESTATE LICENSEES, AND ENABLING THE REAL ESTATE COMMISSION TO PERMIT LIMITED COMMERCIAL PRACTICE BY NONRESIDENT REAL ESTATE BROKERS.** Summarized in *Daily Bulletin* 3/6/03 and 3/27/03. Enacted August 1, 2003. Effective August 1, 2003.