

Real Estate License Act Update FAQ:

Do I need to worry about the conversion right now?

Not immediately. The conversion/transition period will not begin until May 1, 2011. Administrative Rules will be drafted to further clarify the transition process.

What are the new license categories under the revised Act?

Two main categories of licensure will exist under the revised Act:

- a) Managing Broker
- b) Broker

There are no changes to the Leasing agent requirements.

I am a real estate salesperson with an active license. How long will my license remain in effect?

The expiration date on all actively-licensed real estate salesperson licenses will be extended an additional year and will expire April 30, 2012. Your current license is acceptable to use until this date.

What will the requirements be for a Salesperson converting to a Broker?

The salesperson must take 30 hours of post-licensure education that will be further defined by Administrative Rule and application made to the Division prior to April 30, 2012.

Or ... successfully pass a one time only proficiency examination given by AMP.

What will the requirements be for a Broker converting to a Managing Broker?

The broker needs to be listed as the managing broker or as a self-sponsored broker with the Division and must take 45 hours of post-licensure education that will be further defined by Administrative Rule and make application made to the Division prior to April 30, 2012.

Or ... be listed as the managing broker with the Division and successfully pass a one time only proficiency examination

What will the requirements be for a newly licensed Broker effective May 1, 2011?

90 hours of pre-license coursework including 15 hours of "situational" offerings in a classroom or interactive setting and pass the state exam.

What will the requirements be for a newly licensed Managing Broker effective May 1, 2011?

165 hours of pre-license coursework including 15 hours of "situational" offerings in a classroom or interactive setting to ensure that licensees obtain practical knowledge

before acquiring a license, meet all requirements for a managing broker, and have been licensed in real estate for two of the last three years.

As a broker, how will these changes affect my broker license for the 2010 renewal?

Renewal fees and CE requirements for real estate brokers will remain the same. A licensee that was licensed for the full two-years will need to take:

- 6 hours of core coursework
- 6 hours of elective coursework
- 6 hours of broker management

Brokers that did not renew their license in 2008 have until April 30, 2010 to do so by taking 18 hours of CE and paying the both the current renewal fee (\$150) and lapsed renewal fee plus late fee (\$200) to renew their license, totaling \$350.00

Where is more information available on the new Act?

The revised Real Estate License Act of 2000 is available at <http://www.idfpr.com/DPR/RE/REALEST.asp> Select the Real Estate License Act of 2000 link.

I am a real estate salesperson who did not renew my license in 2009. Can I still renew my license, how much are my fees, how many hours of CE are required?

Yes, you may still renew your license. The Division will continue to issue real estate salesperson licenses through April 30, 2011. Fees will be \$150 (includes \$50 late fee). Your CE requirement will be 12 hours consisting of 6 core and 6 elective hours.

Do I need to notify the Division of address changes?

Yes, under Section 5-41 of the license Act, licensees are required to notify IDFPR of any change of office address.

Have any new definitions in the Act been revised?

“Broker” is amended to include the performance of licensed activities through the use of “any media or technology”

“Lead” is defined as a name of a potential buyer, seller, lessor, lessee or client of a licensee. Lead is now clearly included under the definition of “Broker” so, if a person exchanges a lead for another and for compensation that person will need a real estate license to do so.

“Proctor” is any person, including but not limited to, an instructor, who has a written agreement with a pre-license school or a continuing education school to administer exams “fairly and impartially.”

“Regular Employee” is a “person working an average of 20 hours a week” who would be considered a regular employee under IRS tests. This will affect the “by owner” exemption in Section 5-20.