

Senate Bill 2887 (PA) 93-0957

The Governor signed SB 2887 August 19, 2004. This bill contains several important revisions to the Real Estate License Act of 2000 to promote greater professionalism and accountability within the industry and to provide greater protections for real estate consumers. The legislation contains the following provisions:

- Deletes the “grandfather clause” for continuing education, which currently exempts licensees continuously licensed since January 1, 1977 from the continuing education requirement;
- Requires real estate brokers to take an additional six (6) hours of continuing education every two (2) years dealing specifically with broker-management issues. New broker licensees will be required to complete the 6-hour broker management course within 180 days of initial licensure. Brokers will have to complete this additional continuing education in the pre-renewal period prior to the April 30, 2008 renewal;
- Allows the IDFPR the option of contracting with a provider to develop one uniform broker management continuing education course that will be offered by all providers. This will contribute to consistency in content in broker management courses;
- Provides that brokers receiving an initial broker license 90 days or less before the renewal date do not have to take the additional hours for that renewal period;
- Allows a broker to change their license status to “salesperson” at any renewal date;

- Defines “exclusive brokerage agreement” and provides that such agreements must specify that the broker will provide, at a minimum, certain services to the client. The failure of a broker to provide such services would constitute a violation of the Real Estate License Act;
- Deletes the exemption from taking pre-license courses for persons who receive a baccalaureate degree that includes courses involving real estate. This ensures that new licensees receive coursework that specifically deals with the regulatory and practice provisions spelled out in the Real Estate License Act.