



General Assembly

Raised Bill No. 909

January Session, 2019

LCO No. 4287



Referred to Committee on INSURANCE AND REAL
ESTATE

Introduced by:
(INS)

**AN ACT ENABLING PERSONS TO SATISFY THE EDUCATION
REQUIREMENTS APPLICABLE TO REAL ESTATE BROKERS AND
SALESPERSONS THROUGH AN ONLINE COURSE OF STUDY.**

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1 Section 1. Subsection (d) of section 20-314 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective July*
3 *1, 2019*):

4 (d) (1) Each applicant applying for a real estate broker's license on or
5 after July 1, [2016] 2019, shall, before being admitted to such
6 examination, prove to the satisfaction of the commission or the
7 Commissioner of Consumer Protection that the applicant (A) (i) has
8 been actively engaged for at least two years as a licensed real estate
9 salesperson under the supervision of a licensed real estate broker in
10 this state, (ii) has successfully completed a course approved by the
11 commission or commissioner in real estate principles and practices of
12 at least sixty classroom or online hours of study, (iii) has successfully
13 completed a course approved by the commission or commissioner in
14 real estate legal compliance consisting of at least fifteen classroom or

15 online hours of study, (iv) has successfully completed a course
16 approved by the commission or commissioner in real estate brokerage
17 principles and practices consisting of at least fifteen classroom or
18 online hours, and (v) has successfully completed two elective courses,
19 each consisting of fifteen classroom or online hours of study, as
20 prescribed by the commission or commissioner, or (B) has equivalent
21 experience or education as determined by the commission or
22 commissioner.

23 (2) The commission or the Commissioner of Consumer Protection
24 shall waive the elective courses under subparagraph (A)(v) of
25 subdivision (1) of this subsection if the applicant has successfully
26 completed at least twenty real estate transactions within five years
27 immediately preceding the date of application. As used in this
28 subdivision, "real estate transaction" means any transaction in which
29 real property is legally transferred to another party or in which a lease
30 agreement is executed between a landlord and a tenant.

31 (3) Each applicant for a real estate salesperson's license shall, before
32 being admitted to such examination, prove to the satisfaction of the
33 commission or the Commissioner of Consumer Protection that the
34 applicant (A) has successfully completed a course approved by the
35 commission or commissioner in real estate principles and practices
36 consisting of at least sixty classroom or online hours of study, or (B)
37 has equivalent experience or education as determined by the
38 commission or commissioner.

39 Sec. 2. Subsection (a) of section 20-314a of the general statutes is
40 repealed and the following is substituted in lieu thereof (*Effective July*
41 *1, 2019*):

42 (a) The Commissioner of Consumer Protection, with the advice and
43 assistance of the commission, may adopt regulations, in accordance
44 with chapter 54, relating to the approval of schools offering courses in
45 real estate principles and practice and related subjects, the content of
46 such courses and the advertising to the public of the services of such

47 schools. Such regulations shall not require (1) approval of instructors
48 at such schools, or (2) a course to be conducted in a classroom,
49 [location approved for such use by a local fire marshal provided the
50 course is conducted in a hotel, restaurant or other public building or a
51 place of public assembly, as defined in section 19-13-B105 of the
52 regulations of Connecticut state agencies.]

53 Sec. 3. Subsections (b) to (d), inclusive, of section 20-319 of the
54 general statutes are repealed and the following is substituted in lieu
55 thereof (*Effective July 1, 2019*):

56 (b) There is hereby established an annual renewal license to be
57 issued by the Department of Consumer Protection. Persons licensed in
58 accordance with the provisions of this chapter shall fulfill a continuing
59 education requirement. Applicants for an annual renewal license for
60 real estate brokers or real estate salespersons shall, in addition to the
61 other requirements imposed by the provisions of this chapter, in any
62 even-numbered year, submit proof of compliance with the continuing
63 education requirements of this subsection to the commission,
64 accompanied by an eight-dollar processing fee. The continuing
65 education requirement may be satisfied by successful completion of
66 any of the following during the two-year period preceding such
67 renewal: (1) A course or courses, approved by the commission, of
68 continuing education in current real estate practices and licensing
69 laws, including, but not limited to, practices and laws concerning
70 common interest communities, consisting of not less than twelve hours
71 of classroom or online study; or (2) a written examination prepared
72 and administered by either the Department of Consumer Protection, or
73 by a national testing service approved by the department, which
74 demonstrates a knowledge of current real estate practices and licensing
75 laws; or (3) equivalent continuing educational experience or study as
76 determined by regulations adopted pursuant to subsection (d) of this
77 section. An applicant for examination under subdivision (2) of this
78 subsection shall pay the required examination fee to the national
79 testing service, if administered by such testing service, or to the

80 Department of Consumer Protection, if administered by the
81 department.

82 (c) If the commission refuses to grant an annual renewal license, the
83 licensee or applicant, upon written notice received as provided for in
84 this chapter, may have recourse to any of the remedies provided by
85 sections 20-314, as amended by this act, and 20-322.

86 (d) The Commissioner of Consumer Protection, in consultation with
87 the commission, shall adopt regulations, in accordance with chapter
88 54, concerning the approval of schools, institutions or organizations
89 offering courses in current real estate practices and licensing laws,
90 including, but not limited to, practices and laws concerning common
91 interest communities, and the content of such courses. Such
92 regulations shall include, but not be limited to: (1) Specifications for
93 meeting equivalent continuing educational experience or study; (2)
94 exceptions from continuous education requirements for reasons of
95 health or instances of individual hardship. No school, institution or
96 organization that offers a course in current real estate practices and
97 licensing laws may be disapproved solely because its courses are
98 offered or taught online or by electronic means, and no course may be
99 disapproved solely because it is offered or taught online or by
100 electronic means.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2019</i>	20-314(d)
Sec. 2	<i>July 1, 2019</i>	20-314a(a)
Sec. 3	<i>July 1, 2019</i>	20-319(b) to (d)

INS *Joint Favorable*