

# Legislative Analysis



## REAL ESTATE BROKER AND SALESPERSON CONTINUING EDUCATION REQUIREMENTS

Phone: (517) 373-8080  
<http://www.house.mi.gov/hfa>

**House Bill 4717 (H-1) as reported from committee**  
**Sponsor: Rep. Kristian C. Grant**  
**Committee: Regulatory Reform**  
**Complete to 9-20-23**

Analysis available at  
<http://www.legislature.mi.gov>

*(Enacted as Public Act 246 of 2023)*

### SUMMARY:

House Bill 4717 would amend the Occupational Code to amend the continuing education requirements for real estate brokers and salespeople to require annual education on compliance with local, state, or federal fair housing laws. The bill would also eliminate the requirement that an applicant complete additional continuing education hours if they are found to have been deficient for more than 60 days.

Currently, the act requires the Department of Licensing and Regulatory Affairs (LARA) to prescribe rules on continuing education requirements for real estate brokers and salespeople. The act requires that the number of required hours equal the number of years per license cycle multiplied by six. Since the license cycle is currently three-year, 18 hours are required. The act also requires that licensees complete two hours of continuing education courses involving statutes, rules, and court cases in each year of a license cycle. These hours are counted toward the 18-hour total requirement.

The bill would require that licensees complete at least one hour of continuing education courses that involve compliance with local, state, or federal fair housing laws per year of a license cycle, which would be counted toward the 18-hour total requirement.

A licensee would be able to choose any continuing education course in their area of expertise and complete the remaining hours at any time during the license cycle.

#### Deficiency of credits

The act currently requires an applicant for a license renewal who is determined to have been deficient in continuing education credits upon audit by LARA to complete additional credits in addition to the number of credits required to reach the required 18 hours if they were deficient for at least 60 days (in addition to other penalties).

The bill would eliminate this requirement, meaning that applicants found to be deficient in continuing education credits would only need to complete the number of credits required to reach the required 18 hours.

MCL 339.2504a

### BRIEF DISCUSSION:

According to committee testimony, real estate brokers and licensees are already required to take courses on fair housing laws to obtain their initial license. Supporters of the bill argue that

maintaining this knowledge is critical to ensure that licensees are able to adequately serve their clients as fair housing laws change.

**FISCAL IMPACT:**

House Bill 4717 would have no fiscal impact on state or local government.

**POSITIONS:**

A representative of Michigan Realtors testified in support of the bill (6-20-23).

Legislative Analyst: Alex Stegbauer  
Fiscal Analyst: Marcus Coffin

---

■ This analysis was prepared by nonpartisan House Fiscal Agency staff for use by House members in their deliberations and does not constitute an official statement of legislative intent.