

## **REQUIREMENTS FOR LICENSURE BEGINNING SEPT. 2012**

There are two types of real estate licenses in the State of Texas: a Salesperson's license and a Broker's license. The Texas Real Estate License Act (TRELA) sets forth the requirements in detail. This is set forth in Chapter 7 of your text: Modern Real Estate Practice and at the Texas Real Estate Commission (TREC) web site: [www.trec.state.tx.us](http://www.trec.state.tx.us).

The Salesperson is sponsored by and works for a Broker. A Broker may work individually or for another Broker. A person must always be licensed as a Salesperson first and after being actively licensed for FOUR of the last FIVE years, additional educational requirements and a Broker's license test, the individual may become a Broker.

It is not necessary to have a sponsoring broker in order to take the courses and the exam. The license will be issued as Inactive ( the licensee may not participate in real estate transactions ) until such time as a sponsoring Broker is obtained as which time the license will be Active, allowing the licensee to participate in real estate transactions. There is no time limit for the individual to get a sponsoring Broker and convert the license from Inactive to Active.

### REQUIREMENTS FOR A SALESPERSON'S LICENSE:

- Us citizen or lawfully admitted alien
- 18 years of age
- Resident of Texas at the time of the application
- Honesty, trustworthiness & integrity
- Complete the educational requirements (see Educational Requirements for Licensure )
- Apply for licensure (see Procedure for Licensure
- Show competency (exam)

The educational requirements are set for in TRELA and are stated in terms of contact hours (1 semester = 15 contact hours) or in semester hours and the requirements are set forth in 2 semester hour increments. At Collin our courses are grouped in 3 semester hour increments. The Educational Requirements for Licensure chart sets the TRELA requirement on the left and how that requirement is met at Collin on the right. This is required curriculum and all educational providers must provide the same materials regardless of how the classes are grouped by hours.

There are several levels of education: the pre-licensure requirements, the Salesman's Annual Education (SAE) requirement which must be met no later than one year after licensure but can be met earlier – even before licensure. Then there are the additional hours required for a Broker's license.

After finishing the pre-licensure and SAE requirements, the licensee will then have to take Mandatory Continuing Education (MCE) once every 2 years for their license renewal. This is a 1 semester (15 contact hours ) up date course.