

Department of Real Estate AB 1718 (Hill) - Frequently Asked Questions

Questions Regarding New Requirements for Broker Exam Applicants

Q. I recently learned that legislation was signed changing the work experience requirements for broker exam applicants. Has legislation been signed making changes to the work experience requirements for broker exam applicants and, if so when do these changes go into effect?

A. Yes. On August 27, 2012, the Governor signed [AB 1718](#) (Hill, Chapter 193, Statutes of 2012) which amends Section 10150.6 of the Business & Professions (B&P) Code changing the work experience qualification requirements to obtain a real estate broker's license. Current law allows any degree from a four year college or university to be used in lieu of two years of experience as a licensed salesperson. AB 1718, which becomes effective January 1, 2013, requires that the degree from a four year college or university that can be used to waive the two years full-time licensed salesperson experience must be in a course of study with a major or minor in real estate.

Q. If I have a degree in a discipline other than real estate and I wanted to apply for the real estate broker exam or wanted to submit a broker exam/license combination application on or after January 1st 2013, would I be able to use my degree in lieu of the two years full-time licensed salesperson experience requirement?

A. No. Effective January 1, 2013, you must have completed a course of study with a major or minor in real estate from an accredited four year college or university to satisfy the two years full-time licensed salesperson experience requirement pursuant to B&P Section 10150.6.

Q. I am currently a member of the State Bar of California and was inquiring if this membership would exempt me from the two years full-time license salesperson experience requirement pursuant to B&P Section 10150.6?

A. Membership in the State Bar of California alone would not satisfy the two years full-time licensed salesperson experience requirement set forth in B&P Section 10150.6, however, members of the California State Bar who can demonstrate that they have at least two years real estate related experience while practicing law in California would satisfy this requirement. Members of the State Bar of California should submit a [RE 227](#) Equivalent Experience Verification form outlying this experience along with their broker exam or broker exam/license combination application.

Q. I currently hold a Juris Doctorate (J.D.) degree from an accredited law school, however, I have not passed the State Bar of California. Will I be able to use my J.D. degree in lieu of the two years full-time license salesperson experience requirement to qualify to apply for the real estate broker exam or broker exam/license on or after January 1, 2013?

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A. No. A J.D. or L.L.B degree from an accredited college or university in itself would not satisfy the provisions set forth in B&P Section 10150.6.

Q. What proof must a broker exam or broker exam/license combination applicant submit to the department to confirm that they have completed a course of study that either includes a minor or major in real estate?

A. A broker applicant must submit official transcripts from an accredited four year college or university which show that the applicant has satisfied the coursework required to qualify for either a major or minor in real estate and confirms that a major or minor in real estate has been awarded.

Q. On or after January 1, 2013, would an associates degree in real estate from a two year college satisfy the two years full-time licensed salesperson experience requirement set forth in B&P Section 10150.6?

A. No. In order to satisfy the two years full-time licensed salesperson experience requirement as provided in B&P Section 10150.6 the applicant must have earned a degree from a four year college or university which included a major or minor in real estate.

Q. Does having a degree with a major or minor in real estate negate the need to successfully complete the eight (8) real estate courses required to apply for the broker exam?

A. No. An applicant who applies for the broker exam who uses a major or minor in real estate in lieu of two years full-time license salesperson experience must also submit evidence that they have successfully completed the (8) real estate courses required pursuant to B&P Section 10153.2.

Q. I submitted an application to take the broker exam prior to January 1, 2013, and I am using a degree from a four year college or university in a discipline other than in real estate in lieu of the two years full-time license salesperson experience, however, I have not yet completed the (8) real estate courses required pursuant to B&P Section 10153.2. When do I need to have these course completed in order to be eligible to take the broker exam?

A. You must complete the (8) real courses required pursuant to B&P Section 10153.2 on or before December 31, 2012, in order to be considered fully qualified and eligible to take the broker exam. Failure to complete all (8) courses by December 31, 2012, will make you subject to the new requirements pursuant to AB 1718.

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Q. I submitted an application to take the broker exam prior to January 1, 2013, however, I am unable to schedule a test date until after January 1, 2013. Will I still qualify for the broker exam even though my degree in lieu of the two years full-time license salesperson experience requirement is in a concentration other than real estate?

A. Yes. As long as the department receives your fully qualified broker exam or broker exam/license combination application postmarked on or before December 31, 2012, you will not be subject to the new education requirements set forth in AB 1718.

Q. I submitted an application to take the broker exam on or before December 31, 2012, and used a degree other than in real estate to satisfy the two years full-time licensed salesperson experience requirement. Unfortunately, I have been unable to pass the exam. If I am unable to pass the broker exam prior to January 1, 2013 will I still be able to use my current education to qualify to take the broker exam on or after January 1, 2013?

A. Yes. Both the real estate broker exam application and the real estate broker exam/license combination application, deemed fully qualified, are valid for two years from the date the department receives the application. Fully qualified applicants who submitted applications received on or before December 31, 2012, will not be subject to the new education requirements as provided by AB 1718. Applicants must also remember that they have one (1) year to apply for a real estate broker license after successfully passing the broker exam.

Q. Does the department plan to open up more testing dates to accommodate a possible influx of broker exam applicants prior to January 1, 2013?

A. Yes. The department plans to make more test dates available for broker exam applicants on an as needed basis.