

Military Spouse Licensing Relief Act (MSLRA) FAQs

What is the Military Spouse Licensing Relief Act?

The [Military Spouse Licensing Relief Act \(MSLRA\)](#) is part of the federal Servicemembers Civil Relief Act (SCRA) and has been codified into California law under [Business and Professions Code Section 115.10](#).

Under the MSLRA, if an active duty service member, or their spouse, is professionally licensed in another state, district, or territory and relocates to California due to military orders, their current license will be considered valid in California at a similar scope of practice for the duration of the military orders, provided certain eligibility criteria is met and maintained.

Where can I find the California law and regulation for the Military Spouse Licensing Relief Act?

In 2023, the California Legislature codified the federal MSLRA into state law through [Senate Bill \(SB\) 143 \(Committee on Budget and Fiscal Review, Chapter 196, Statutes of 2023\)](#) as [Business and Professions Code 115.10](#).

In January 2024, the California Department of Real Estate (DRE) implemented [Commissioner's Regulation Section 2759.1 et al.](#) which outlines the standards, processes, and requirements to apply for and maintain the MSLRA registration.

How can someone be eligible?

The act applies if the active-duty servicemember or spouse of an active-duty servicemember:

1. Has actively used their out of state license during the two years immediately preceding the relocation required by the military orders;
2. Provides DRE with a copy of the military orders showing the relocation to California;
3. Remains in good standing with both:
 - a. The licensing authority that issued the license; and
 - b. If licensed in more than one state, district, or territory, remains in good standing with every licensing authority that has issued them a license at a similar scope of practice and in the discipline applied;
4. Submits to DRE's authority for standards of practice, discipline, and continuing education requirements.

How do I apply for the MSLRA registration?

To apply for the MSLRA registration, create an account on [myDRE portal](#) and submit an application with the required supporting documents.

All communication regarding the application process will be through your [myDRE portal](#) account or the email address Military@dre.ca.gov.

Can I conduct real estate activity on my own as an MSLRA registrant?

If the out-of-state license is equivalent to that of a real estate salesperson's license under California Real Estate Law, the MSLRA registrant must affiliate with a California responsible broker to be issued an MSLRA registration and conduct licensed real estate activities in California.

If the out-of-state license is equivalent to that of a broker's license under California Real Estate Law, then the MSLRA registrant is not required to affiliate their MSLRA registration with a responsible broker and can conduct business independently. However, a MSLRA registrant who holds an out-of-state broker license may also choose to work in a broker-associate (salesperson) capacity and affiliate their registration with a California responsible broker.

What happens if my MSLRA registration is no longer affiliated with my California Responsible Broker?

An MSLRA salesperson registrant must be affiliated with a California responsible broker to conduct business in California. If that affiliation ends, the salesperson cannot conduct business until they affiliate with a new California responsible broker. Requests for a new affiliation are submitted through the myDRE portal.

An MSLRA broker registrant may conduct business independently under their own license and/or through affiliation with one or more California responsible brokers and act in the capacity of a salesperson. Affiliation requests are submitted through the [myDRE portal](#).

Can I apply for the MSLRA registration and use my out-of-state broker to do real estate activity in California?

The responsible broker must hold a California real estate broker or corporation license to supervise your activity as an MSLRA registrant. If your out-of-state broker also holds a California real estate license, your MSLRA registration must include their name, license number, and expiration date as licensed in California.

Once I'm issued a MSLRA registration, how long is the registration good for?

Pursuant to [B&P 115.10\(e\)](#), an MSLRA registrant is subject to the same license maintenance requirements as California licensees. Accordingly, the registration is issued for a four-year period, consistent with the standard real estate license period.

The registration will expire before the end of the four-year term if any of the following occur:

- Issuance of new military orders to a duty station outside of California;
- Failure to renew the out-of-state license(s) on which the registration is based;
- A change in marital or union status; or separation from military service.

In such cases, the registration expires as of the date of the change.

Why is my information posted on DRE's website?

Pursuant to [Commissioner's Regulation 2759.5](#), DRE is required to publish on the internet a registrant's name, registration number, address of record, and any disciplinary actions taken against a registrant's out-of-state license or California registration. When submitting your application for MSLRA registration, please be aware that the address of record will be publicly available.

Do I have to renew my out-of-state license to keep working in California?

Pursuant to [Business and Professions Code 115.10](#), an out-of-state license must be maintained and in good standing. Proof of license renewal must be submitted through the [myDRE portal](#) within 30 days of renewal.

What can I do if I am no longer eligible to hold my MSLRA registration and I still have real estate activity to complete?

A registrant may petition DRE to extend the expiration of the registration for an additional 90 days, pursuant to [Commissioner's Regulation 2759.8](#). Extension requests must be submitted through the [myDRE portal](#).

Can I renew my MSLRA registration at the end of my four-year period if I still meet the eligibility requirements?

[Pursuant to Regulation 2759.7](#), a registrant may renew their registration up to 90 days prior to their registration expiration date through [myDRE portal](#). The renewal must include proof of completing 45 hours of continuing education during the four-year period preceding the renewal.

Continuing education requirements and course providers are identified on [DRE's website](#). If courses completed to maintain an out-of-state license are substantially similar to DRE

requirements, a registrant may submit a petition for continuing education credit equivalency for DRE's review. If approved, DRE will issue a course number to include with the renewal application. If not approved, the registrant will be required to complete approved coursework to renew the registration.

What information does DRE need to be made aware of after I am issued an MSLRA registration?

Within 30 days, an MSLRA registrant must notify DRE through the [myDRE portal](#) of the following events, which may affect eligibility to maintain MSLRA registration:

- Issuance of new military orders to a duty station outside of California or separation from service by the servicemember.
- Renewal or expiration of the out-of-state license through which registrant qualifies for registration.
- Change in marital, domestic partnership, or legal union status with servicemember.
- The bringing of a criminal complaint, information or indictment charging a felony against the registrant.
- The conviction of the registrant, including any verdict of guilty, or plea of guilty or no contest, of any felony or misdemeanor.
- Any disciplinary action taken by another licensing entity or authority of this state or of another state or an agency of the federal government.

Registrants must also notify DRE through the [myDRE portal](#) of any changes to their information, including but not limited to, name, California address of record, contact information, or California responsible broker.

Can I choose to end my MSLRA registration before I expire or lose eligibility?

Yes. You may submit a request to terminate your MSLRA registration through the [myDRE portal](#). If you are affiliated with a responsible broker, you must notify the broker of your intent to terminate your affiliation.

Where can I find guidance on performing licensed activity in California as a MSLRA registrant?

The DRE offers many publications on topics of interest to licensees and registrants conducting licensed activity. These resources include the [Real Estate Law book](#), the Commissioner's Regulations, and relevant excerpts from other California codes.

Additional resources include handbooks, manuals and guidelines available on DRE's website under the [Publications](#) and [Advisories](#) pages.