

Frequently Asked Questions Associated with New SB 1495 Education Requirements for Exam Applicants

Q1. Who will be affected by the SB 1495 changes to pre-license statutory course requirements that go into effect January 1, 2024?

- A.** All individuals submitting an application to take the salesperson or broker license examination received by the Department on or after January 1, 2024 will be affected by Senate Bill 1495 (SB 1495). SB 1495, which becomes effective January 1, 2024, makes changes to the real estate practice course that must be completed by all eligible applicants for licensure. More specifically, SB 1495 requires that this real estate practice course include the following content:
- A component on implicit bias, including education regarding the impact of implicit bias, explicit bias, and systemic bias on consumers, the historical and social impacts of those biases, and actionable steps students can take to recognize and address their own implicit biases.
 - A component on federal and state fair housing laws as those laws apply to the practice of real estate. The fair housing component shall include an interactive participatory component, during which the applicant shall role play as both a consumer and real estate professional.

Q2. On or after January 1, 2024, what are the requirements to qualify for the salesperson license examination?

- A.** Effective January 1, 2024, the real estate practice course required to qualify for the salesperson examination must contain the same components on implicit bias and fair housing described in the answer to Q1 above. Beginning January 1, 2024, applicants for the salesperson examination will need to have completed a SB 1495-compliant real estate practice course along with a course in real estate principles, and one additional course from a list of approved electives. Further details on the salesperson examination requirements can be found on our [website](#).

Q3. On or after January 1, 2024, what are the new SB 1495 education requirements to qualify for the broker license examination?

A. Effective January 1, 2024, the real estate practice course required to qualify for the broker examination must contain the same components on implicit bias and fair housing described in the answer to Q1 above. Beginning January 1, 2024, applicants for the broker examination will need to have completed a SB 1495-compliant real estate practice course along with other course and experience requirements. Further details on the broker examination requirements can be found on our [website](#).

Q4. I had previously taken a real estate practice course when I obtained my salesperson license prior to January 1, 2024. I now want to apply for the broker examination. Will the real estate practice course I previously completed count towards the broker examination requirements?

A. Individuals applying for the broker examination whose application is received on or after January 1, 2024, must have completed, and show evidence that they have completed, a real estate practice course that complied with the new SB 1495 requirements described in the answer to Q1 above, even if they have completed a real estate practice course that did not meet the new SB 1495 requirements.

Q5. I previously completed a real estate practice course from an accredited college/university. Will this course count towards the required real estate practice course needed to qualify for the salesperson or broker examination?

A. Real estate practice courses taken at an accredited college or university will need to include both of the new components on implicit bias and fair housing as described in the answer to Q1 above to count towards the salesperson and broker examination requirements for applications received on or after January 1, 2024.

Q6. I had submitted the courses required for a salesperson license when I previously obtained my license, but unfortunately let my license expire beyond the two year grace period and now must re-qualify through the examination process. Do I need to complete the real estate practice course required for the salesperson license examination again?

A. Individuals applying for either the salesperson or broker examination whose applications are received on or after January 1, 2024, must have completed, and show evidence of completing, a real estate practice course that is compliant with the new SB 1495 content requirements described in the answer to Q1 above to qualify for licensure, irrespective of whether the real estate practice course they took previously was completed and is listed on their records on file with DRE.

Q7. Can a student who has previously taken a real estate practice course that did not comply with SB 1495 just complete the implicit bias and fair housing components of an SB 1495-compliant course?

A. No. Unfortunately, SB 1495 provides the real estate practice course required to qualify for a real estate license exam must include these components. Accordingly, the fair housing and implicit bias components cannot be completed independently of the real estate practice course itself.

Q8. Where can I find information on course availability for this new real estate practice course?

A. You may search for [pre-license course availability](#) on the DRE website.

Q9. Can I take a SB 1495 compliant course before January 1, 2024?

A. Yes, you may complete a real estate practice course which is SB1495 compliant prior to January 1, 2024.