

LEGISLATIVE BILL 24

Approved by the Governor March 10, 2011

Introduced by Langemeier, 23.

FOR AN ACT relating to the Nebraska Real Estate License Act; to amend sections 81-885.49, 81-885.51, 81-885.52, and 81-885.53, Reissue Revised Statutes of Nebraska; to provide training requirements for licensees; to harmonize provisions; and to repeal the original sections.

Be it enacted by the people of the State of Nebraska,

Section 1. Section 81-885.49, Reissue Revised Statutes of Nebraska, is amended to read:

81-885.49 The purpose of sections 81-885.49 to 81-885.54 is to establish requirements for continuing education and training of real estate brokers and salespersons who are licensed in order to maintain and improve the quality of real estate services provided to the public.

Sec. 2. Section 81-885.51, Reissue Revised Statutes of Nebraska, is amended to read:

81-885.51 In each two-year period, every licensee shall ~~furnish evidence to the commission that he or she has satisfactorily completed~~ complete twelve hours of approved continuing education activities and six hours of broker-approved training. Evidence of completion of such continuing education and training activities for the two-year period shall be submitted to the commission pursuant to rules and regulations adopted and promulgated by the commission.

Sec. 3. Section 81-885.52, Reissue Revised Statutes of Nebraska, is amended to read:

81-885.52 (1) The commission shall certify as approved continuing education activities those courses, lectures, seminars, or other instructional programs which it determines would protect the public by improving the competency of licensees. The commission may require descriptive information about any continuing education or training activity and refuse approval of any continuing education or training activity which does not advance the purposes of sections 81-885.49 to 81-885.54. The commission shall not approve any provider of continuing education or training courses, lectures, seminars, or other instructional programs unless such provider meets the standards established by the commission.

(2) The commission shall certify the number of hours to be awarded for participation in an approved continuing education activity, based upon contact or classroom hours or other criteria prescribed by rule and regulation of the commission.

(3) The commission may certify the number of hours to be awarded for successful completion of a course delivered in a distance education format, based upon the number of hours which would be awarded in an equivalent classroom course or program or other criteria prescribed by rule and regulation of the commission.

Sec. 4. Section 81-885.53, Reissue Revised Statutes of Nebraska, is amended to read:

81-885.53 Except for inactive licensees, the commission shall not renew a license or issue a new license to any licensee who has failed to comply with the requirements of sections 81-885.49 to 81-885.54. Inactive licensees may renew their licenses at the end of the two-year period without having completed the hours of continuing education and training activities required by section 81-885.51 for each two-year period. Inactive licensees shall not be activated until the licensee has satisfactorily completed the total number of deficient hours of continuing education activities and filed evidence of such completion with the commission, except that no inactive licensee shall be required to make up more than the number of hours of continuing education required by section 81-885.51 for a two-year period.

Sec. 5. Original sections 81-885.49, 81-885.51, 81-885.52, and 81-885.53, Reissue Revised Statutes of Nebraska, are repealed.