



General Assembly

January Session, 2021

**Raised Bill No. 6624**

LCO No. 3689



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:  
(INS)

**AN ACT CONCERNING LICENSING REQUIREMENTS FOR REAL ESTATE BROKERS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (d) of section 20-314 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective January*  
3 *1, 2022*):

4 (d) (1) (A) Each applicant applying for a real estate broker's license on  
5 or after July 1, 2016, but before January 1, 2022, shall, before being  
6 admitted to such examination, prove to the satisfaction of the  
7 commission or the Commissioner of Consumer Protection that the  
8 applicant [(A)] (i)(I) has been actively engaged for at least two years as  
9 a licensed real estate salesperson under the supervision of a licensed real  
10 estate broker in this state, [(ii)] (II) has successfully completed a course  
11 approved by the commission or commissioner in real estate principles  
12 and practices of at least sixty classroom hours of study, [(iii)] (III) has  
13 successfully completed a course approved by the commission or  
14 commissioner in real estate legal compliance consisting of at least fifteen  
15 classroom hours of study, [(iv)] (IV) has successfully completed a course  
16 approved by the commission or commissioner in real estate brokerage  
17 principles and practices consisting of at least fifteen classroom hours,

18 and [(v)] (V) has successfully completed two elective courses, each  
19 consisting of fifteen classroom hours of study, as prescribed by the  
20 commission or commissioner, or [(B)] (ii) has equivalent experience or  
21 education as determined by the commission or commissioner.

22 (B) Each applicant applying for a real estate broker's license on or  
23 after January 1, 2022, shall, before being admitted to such examination,  
24 prove to the satisfaction of the commission or the Commissioner of  
25 Consumer Protection that the applicant (i) (I) has been actively engaged  
26 as a licensed real estate salesperson under the supervision of a licensed  
27 real estate broker in this state for at least one thousand five hundred  
28 hours during the three years immediately preceding the date on which  
29 such applicant filed such applicant's application, and such supervising  
30 licensed real estate broker, or such supervising licensed real estate  
31 broker's authorized representative, has certified the accuracy of a record  
32 of such applicant's active engagement on a form provided by such  
33 applicant to such supervising licensed real estate broker or authorized  
34 representative, (II) has successfully completed a course approved by the  
35 commission or commissioner in real estate principles and practices of at  
36 least sixty classroom hours of study, (III) has successfully completed a  
37 course approved by the commission or commissioner in real estate legal  
38 compliance consisting of at least fifteen classroom hours of study, (IV)  
39 has successfully completed a course approved by the commission or  
40 commissioner in real estate brokerage principles and practices  
41 consisting of at least fifteen classroom hours, (V) has successfully  
42 completed two elective courses, each consisting of fifteen classroom  
43 hours of study, as prescribed by the commission or commissioner, and  
44 (VI) has represented a seller, buyer, lessor or lessee in at least four real  
45 estate transactions that closed during the three years immediately  
46 preceding the date on which such applicant filed such applicant's  
47 application, or (ii) has equivalent experience or education as determined  
48 by the commission or commissioner. Each supervising licensed real  
49 estate broker, or authorized representative of such supervising licensed  
50 real estate broker, shall certify the accuracy or inaccuracy of a record  
51 provided by an applicant to such supervising licensed real estate broker

52 or authorized representative under subparagraph (B)(i)(I) of this  
53 subdivision not later than ninety days after such applicant provides  
54 such record to such supervising licensed real estate broker or authorized  
55 representative.

56 (2) The commission or the Commissioner of Consumer Protection  
57 shall waive the elective courses under subparagraph [(A)(v)] (A)(i)(V)  
58 or (B)(i)(V) of subdivision (1) of this subsection if the applicant has  
59 successfully completed at least twenty real estate transactions within  
60 five years immediately preceding the date of application. As used in this  
61 subdivision, "real estate transaction" means any transaction in which  
62 real property is legally transferred to another party or in which a lease  
63 agreement is executed between a landlord and a tenant.

64 (3) Each applicant for a real estate salesperson's license shall, before  
65 being admitted to such examination, prove to the satisfaction of the  
66 commission or the Commissioner of Consumer Protection that the  
67 applicant (A) has successfully completed a course approved by the  
68 commission or commissioner in real estate principles and practices  
69 consisting of at least sixty classroom hours of study, or (B) has  
70 equivalent experience or education as determined by the commission or  
71 commissioner.

This act shall take effect as follows and shall amend the following sections:		
Section 1	January 1, 2022	20-314(d)

**Statement of Purpose:**

To modify the preconditions to issuing a real estate broker's license in this state.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*