

Department of Real Estate

Continuing Education – Frequently Asked Questions

- Q.- It is my understanding that Section 10170.5 of the Business and Professions Code has been amended and that, effective January 1, 2016 there will be a change to the mandatory continuing education courses that real estate licensees must complete in order to renew their license. Who will be affected by these new changes?
- A. - In July 2015, the Governor signed Assembly Bill 345, amending Section 10170.5 of the California Business and Professions Code (“the Code”). The provisions of this Code section *take effect on January 1, 2016*. The essence of this amendment requires that broker licensees complete upon their first renewal as a broker, a three-hour continuing education course in the management of real estate offices and supervision of real estate activities (Management and Supervision). Moreover, salesperson and broker licensees must complete an eight-hour continuing education survey course for subsequent renewals that includes topics in ethics, agency, trust fund handling, fair housing, risk management *and management and supervision*.
- Q.- On or after January 1, 2016, what are the continuing education (CE) requirements for a real estate broker who is renewing for the first time?
- A. - A real estate broker who is renewing for the first time on or after January 1, 2016, or who renews on a late basis on or after January 1, 2016, must complete a total of 45 clock-hours of approved continuing education courses which includes:
- Six separate three-hour courses in the following subjects: Ethics, Agency, Fair Housing, Trust Fund Handling, Risk Management, and a course in *Management and Supervision*; *and*
 - A minimum of 18 clock hours of consumer protection courses; *and*
 - The remaining clock hours required to complete the 45 hours of continuing education may be related to either consumer service or consumer protection courses.
- Q.- On or after January 1, 2016, what are the initial CE requirements for a real estate salesperson who is renewing for the first time?
- A. The CE requirements for a real estate salesperson who is renewing for the first time are different than the renewal requirements for a broker. A salesperson renewing for the first time must complete a total of 45 clock-hours of approved continuing education courses which includes:
- Five separate three-hour courses in the following subjects: *Ethics, Agency, Fair Housing, Trust Fund Handling, and Risk Management*; *and*
 - A minimum of 18 clock hours of consumer protection courses; *and*
 - The remaining clock hours required to complete the 45 hours of continuing education may be related to either consumer service or consumer protection courses.

Q.- What are the CE requirements for licensees on their second renewal after January 1, 2016, and for all subsequent renewals?

A.-For the second and all subsequent renewals after January 1, 2016, all licensees must complete a total of 45 hours of continuing education, which must include the following:

- One eight-hour survey course covering the six mandatory subjects (*Ethics, Agency, Fair Housing, Trust Fund Handling, Risk Management, and Management and Supervision*) OR licensees can choose to take each of the mandatory subjects separately; and
- A minimum of 18 clock hours of consumer protection courses; and
- The remaining clock hours required to complete the 45 hours of continuing education may be related to either consumer service or consumer protection courses.

Q.- I am a broker and it will be my third renewal in 2016. I would like to take the Management and Supervision course separately instead of the 8 hour survey course. Is that acceptable?

A.-Yes, you can choose to take the each of the mandatory subjects (*Ethics, Agency, Fair Housing, Trust Fund Handling, Risk Management, and Management and Supervision*) as separate three-hour courses in lieu of taking the eight-hour survey course.

Q.- I am a salesperson and it will be my first renewal in 2016. I would like to take the Management and Supervision course. Am I able to do that and what credit will I receive?

A.-Yes, you can take Management and Supervision course as a salesperson. Completion of this three-hour course would count towards your clock hours in the category of consumer protection.