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Stay in Compliance – License Law #70099

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**Georgia Association of REALTORS®, GREC School #271
Partners in Education Program**

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(www.garealtor.com)

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STUDENT NOTICE

The Georgia Association of REALTORS®, Inc. is approved by the Georgia Real Estate Commission (GREC) to offer continuing education, sales postlicense, and broker prelicense courses. The GREC school code number is 271 with a renewal date of December 31, 2019.

The Georgia Real Estate Commission has approved this course for three (3) hours of continuing education credit, three (3) hours instructor education credit and satisfies the GREC License Law requirement. GAR school policy defines an instructional hour as 50 minutes.

To receive continuing education (CE) credit for this in-classroom course, the student must:

- ✓ be on time
- ✓ sign in with the course facilitator before the course begins
- ✓ be present in the course during all instruction periods
- ✓ return a completed evaluation to facilitator at the end of course
- ✓ not have taken this course for continuing education credit within the past 366 days.

There is no make-up session for this course.

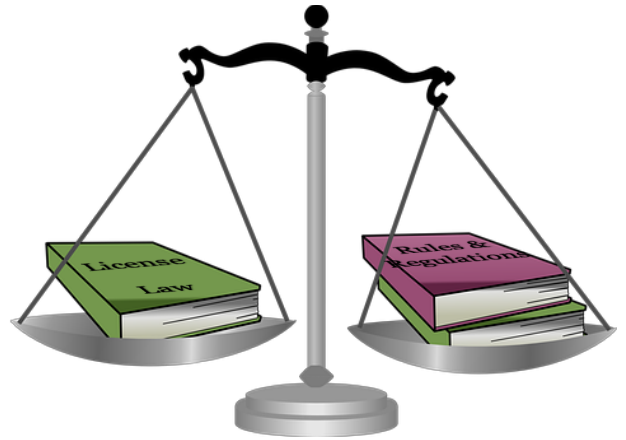
Cell phones and other electronic devices can be distracting. Use of communication methods such as text messaging, E-mailing, web surfing, etc. is prohibited while class is in session if it poses a distraction to other attendees and shall be grounds for dismissal. Taking pictures of PowerPoint slides requires the permission of the instructor.

Entrance qualifications and standards of completion will not be based on race, color, sex, religion, national origin, familial status, handicap, sexual orientation, or gender identity.

No recruiting for employment opportunities for any real estate brokerage firm is allowed during this course or on the premises while this course is in session. Any effort to recruit by anyone should be promptly reported to the Director of Professional Development; Georgia Association of REALTORS®; 770-451-1831; 6065 Barfield Road; Sandy Springs, GA 30328; or to the Georgia Real Estate Commission; 404-656-3916; International Tower; 229 Peachtree Street, NW; Suite 1000; Atlanta, GA 30303-1605.

Stay in Compliance: Required License Law Course

Joi Bostic
Instructor



License Law Content for Review:

1. The effects on license status by a licensee of prohibited conduct found in O.C.G.A. §43-40-15 (c), (d), (e), (f), (g), (h), (i), (j), (k), and (m)
2. Requirements of a qualifying broker and an affiliated licensee upon transfer of a license from one firm to another under O.C.G.A. 43-40-19 and Rule 520-1-.07 (5)
3. Requirements of a qualifying broker and affiliate licensee concerning trust or escrow accounts under O.C.G.A. §43-40-20 and under Rule 520-1-.08
4. Unfair trade practices prohibited by O.C.G.A. §43-40-25 (b)
5. Brokerage relationships under Rule 520-1-.06
6. Management responsibilities of real estate firms under Rule 520-1-.07 (4), (5) and (6)
7. Advertising under O.C.G.A. §43-40-25 (b)(1), (2), (11), (12) and (21) and Rule 520-1-.09
8. Handling real estate transactions under Rule 520-1-.10
9. Licensees acting as principals under Rule 520-1-.11

O.C.G.A. TITLE 43 Chapter 40

TITLE 43. PROFESSIONS AND BUSINESSES
CHAPTER 40. REAL ESTATE BROKERS AND SALESPERSONS

GEORGIA CODE

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*** Current through the 2017 Regular Session of the General Assembly. ***

Georgia Administrative Code

Department 520. GEORGIA REAL ESTATE COMMISSION
Chapter 520-1. LICENSURE AND BROKERAGE

Current through Rules filed through October 5, 2017

Instructions to Access Georgia Real Estate License Law and Rules & Regulations

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The Georgia Real Estate Commission & Appraisers Board

MISSION: Our mission is to ensure professional competency among real estate licensees and appraisers and to provide a fair and honest market environment for practitioners and their customers and clients in real estate transactions in Georgia.

Latest News & Announcements

The Georgia Real Estate Appraisers Board will hold a Conference Call meeting at 10:00 am on Thursday, September 14th, 2017. Please send an email to greg@gaappraisers.com if you would like to participate.

Employment Opportunity

Our Online Services for Real Estate Firms, as well as all schools has been upgraded. All Qualifying Brokers and School Directors, who have not already established login in the new system, will need to register new login accounts for the upgraded system. Instructions for the new process may be found here: [New Online Services Login Instructions](#)

Recent Rule Changes

Continuing and Renewal Fees for Appraisers

The Board has adopted a rule that requires Appraisal Management Companies ("AMCs") to pay appraisers customary and reasonable fees for appraisal services being performed for one to four family residential units for the market area being appraised. The Board has also created a customary and reasonable fee paid in Georgia in 2014 for appraisal services being performed for one to four family residential units.

Test the rule at: <http://www.grec.state.ga.us/about/appraised.html>

You can read the study at: <http://www.grec.state.ga.us/about/appraised.html>

Continuing Education Increases for Real Estate Licensees

- On July 1, 2018, required hours of continuing education increased from 24 to 36.
- On July 1, 2018, 3 of the 36 hours must be in the field of course law. Click here for list of approved LAW courses.

Video Discussion of CE Rule Change: <https://www.youtube.com/watch?v=Ud0t0t0t0t0>

<http://www.grec.state.ga.us/>

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Real Estate License Law & Rules and Regulations

LICENSE LAW
[Title 43 Chapter 40](#)
[Purchase the book Georgia Real Estate Licensing and Appraiser Laws and Regulations Annotated](#)

OTHER RELATED LAWS

- [Title 10 Chapter 64](#)
- [Title 16 Chapter 13 Section 110](#)
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- [Title 16 Chapter 13 Section 114](#)
- [Title 43 Chapter 6 Section 5](#)
- [Title 44 Chapter 1 Section 16](#)
- [Title 48 Chapter 13 Section 17](#)

Brokerage Relationships in Real Estate Transactions Act
Definitions
Notification of conviction of licensed individual to licensing authority; reinstatement of license; imposition of more stringent sanctions
Applicability of administrative procedures
Article as supplement to power of licensing authority
Period of applicability of article
License requirement for auctioneers and apprentice auctioneers; restrictions as to sales of real property
Failure to disclose in real estate transaction that property was occupied by deceased person or was site of homicide
(Effective January 1, 1995) Levy of license, occupation, or professional tax by counties and municipalities upon real estate brokers.

RULES AND REGULATIONS
[Chapter 320-1 *](#)
[Chapter 320-2 *](#)
[Chapter 320-3 *](#)
[Chapter 320-4 *](#)

Licensure and Brokerage
Standards for Real Estate Courses
Procedural Rules
Standards for Contracts for Education or Research

APPENDIX
[Comparison Guide to the Reorganized Rules Chapter 320-1](#)

Access to License Law

Code of Georgia - Free Public Access

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Chapter 520-1 LICENSURE AND BROKERAGE

Rule 520-1-.01 Organization of the Commission

(1) **Location of Offices.** The public may obtain information regarding the operation of the Commission or make submissions to the Commission by addressing inquiries to the Georgia Real Estate Commission, Suite 1000 - International Tower, 229 Peachtree Street, N. E., Atlanta, Georgia 30303-1605.

(2) **Election of Chair.** At the regularly scheduled first monthly meeting of the calendar year, the Commission shall select from its members the chair. An election of the chair may also occur at such time as the chair may vacate that position or at such time as the number of members which constitutes a quorum may call for a new election. Such election shall be by secret ballot with all eligible members listed on the first ballot and balloting continuing until a member obtains a majority of the votes cast.

(3) **Election of Vice Chair.** At its regularly scheduled first monthly meeting of the calendar year, the Commission shall select from its members the vice-chair. An election of the vice-chair may also occur at such time as the vice-chair may vacate that position or at such time as the number of members which constitutes a quorum may call for a new election. Such election shall be by secret ballot with all members listed on the first ballot and balloting continuing until a member obtains a majority of the votes cast. The vice-chair shall preside in the absence of the chairperson and perform such other duties as may be assigned by the chair.

(4) **Appearances before the Commission.** Except as may otherwise be provided for in the contested cases in Chapter 520-4 Procedural Rules and in the Georgia Administrative Procedure Act, all requests for appearances before the Commission shall be governed by the provisions of this paragraph. All requests for scheduled appearances before the Commission shall be submitted in writing to the Real Estate Commissioner at the address listed in paragraph (1) above. The Real Estate Commissioner shall schedule an appearance at the Commission's regular monthly meeting for the first three persons or groups submitting a written request to the Commission offices during regular business hours on or before the first day of the month preceding the monthly meeting at which such person or group desires to be heard. Any person not scheduled to be heard by the Commission who desires to be heard may, at the discretion of the Commission, be allowed to appear before the Commission at the end of its scheduled business at any monthly meeting. Except by leave of the Commission, all scheduled appearances before the Commission shall be limited to fifteen minutes and all unscheduled appearances before the Commission shall be limited to five minutes.

(5) **Amendments to Rules.** Any interested person may petition the Commission requesting the promulgation, amendment, or repeal of a rule. Such petition shall be in writing and the signature of the petitioner notarized. Within thirty (30) days after submission of a petition, the Commission either shall deny the petition in writing stating its reasons for denial or shall instigate rule-making procedures in accordance with the Georgia Administrative Procedure Act.

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Rule 520-1-.01 Organization of the Commission
Rule 520-1-.02 Definitions
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Rule 520-1-.14 Citations
Rule 520-1-.15 Repealed
Rule 520-1-.16 Repealed

Georgia Association REALTORS® - Partners in Education

Student Course / Instructor Evaluation

Course Name _____

Instructor _____

Date _____

PLEASE FILL IN THE BUBBLES COMPLETELY SO ANSWERS ARE SCANABLE.

Please do NOT use check marks, x's or any other type of mark.

The instructor encouraged my participation through questions and answers or exercises.

- ☐ Strongly Disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

The instructor presented ideas clearly and made the subject matter interesting.

- ☐ Strongly Disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

The use of the outline / handouts for study and / or reference was helpful.

- ☐ Strongly Disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

The topic is relevant / helpful to my real estate activities.

- ☐ Strongly Disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

I would want this instructor back.

- ☐ Strongly Disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

Additional Comments:

Thank you for your input. (Revised 5-2017)