

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION

REAL ESTATE COMMISSION

Synergy Office Park, Kingstree Building
110 Centerview Drive, Suite 201
Post Office Box 11847, Columbia, SC 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4404
www.llr.state.sc.us

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REAL ESTATE SALESMAN AND BROKER LICENSE REQUIREMENTS

Read this information and refer to the License Law thoroughly before calling our office for further information and/or application.

RESIDENTS

Age

Individuals must be 18 to be licensed as a salesman and 21 to be licensed as a broker.

Education

A prospective licensee must be a high school graduate or hold a certificate of equivalency.

I. Sales license applicants - completion of a Commission-approved, sixty (or more) hour course in the fundamentals of real estate. Within one year after passing the examination, the applicant must be sponsored by a broker-in-charge and apply for a provisional sales license, which is mailed to the broker-in-charge. The provisional license may not be placed on inactive status. During the first year of licensure, provisional salesmen must complete an additional thirty hours of Commission-approved post-licensing education. To upgrade a provisional license to permanent status, proof of the post-licensing course(s), application, and fee (\$25) must be sent to the Real Estate Commission. **FAILURE TO MEET THESE REQUIREMENTS WILL RESULT IN THE CANCELLATION OF THE PROVISIONAL SALES LICENSE.**

II. Broker applicants - completion of an additional sixty hours of Commission-approved education for a total of at least one hundred fifty (150) hours, and at least three years of active licensed experience. In lieu of the approved courses, a law degree or baccalaureate degree with a major in real estate will qualify an applicant for the broker's examination. Upon passing the broker's examination, the applicant must apply for a license as a broker or broker-in-charge within one year.

Experience

There is no licensed experience requirement for a sales examination. For a broker's examination, however, the law requires three or more years of active licensure within the last five years preceding application. To receive recognition for out-of-state experience, the applicant must obtain a Certification of Licensure, including history, education, and disciplinary action from the real estate regulatory agency (commission, board, etc.) of all other states where he/she is or has been licensed before applying for examination.

Examination

Examinations are scheduled Monday through Saturday in Beaufort, Charleston, Columbia, Greenville, Myrtle Beach, SC, and in Charlotte, NC. PSI is the examination provider for the Commission and they publish a Candidate Information Bulletin for approved candidates for the real estate examinations. Candidates receive this bulletin when they receive the examination eligibility letter from the Commission. Examinees must receive a passing score on both portions of the exam (general and state). Retesting may be scheduled quickly if one or both portions are failed.

Miscellaneous

I. Commission Review - Any applicant who has been convicted of a crime or sanctioned by any licensing agency or has adverse items on a credit report must reveal that fact on his/her application. The Regulatory Compliance Department may review the application and then conduct an investigation before an examination can be scheduled. This may result in a delay.

- II. Processing Fees - Upon original application, each applicant must pay the following fees:
1. Sales - \$25 (plus \$10 for a credit report). After passing the examination, applicants must submit a license fee of \$25 and to upgrade from provisional status, a fee of \$25.
 2. Broker - \$25 (plus \$10 for a credit report). After passing the examination, applicants must submit a separate two-year licensing fee of \$250 for a broker-in-charge license or \$125 for a broker license.
 3. PSI's examination fee is \$63.

Persons not currently licensed in South Carolina must submit certified funds for licensure.

PERSONS LICENSED IN OTHER STATES MOVING TO SOUTH CAROLINA

All applicants (except residents of North Carolina, Georgia, Kentucky, and West Virginia, see "Nonresidents" below) must meet the requirements outlined previously for residents as to age, education, and experience.

Applicants who are actively licensed in another state may exempt the general portion of the license examination.

Applicants must also submit with the application a Certification of Licensure, including history, education, and disciplinary action from each state in which they have held a license.

NONRESIDENTS

Residents of North Carolina, Georgia, Kentucky, and West Virginia are subject to Reciprocal Agreements in existence between South Carolina and these four states. These agreements apply to persons who do not intend to move to South Carolina prior to licensure and also address requirements for those moving here following reciprocal licensing. Anyone falling into this category should call the Licensing Department of the Commission for specific information concerning reciprocal licensure.

If this information sheet is more than six months old, call our office for possible changes
(803) 896-4400.