

Real Estate License Application and Renewal

Is it necessary to have a real estate license to buy or offer to buy, sell or offer to sell, or rent or lease real estate for another, for compensation, in California?

Yes, buying, offering to buy, selling or offering to sell, and renting or leasing real estate for another are all considered to be activities requiring a real estate license when performed for compensation.

Are there any exemptions from the real estate licensing requirement for the above activities?

Yes, there are exemptions in these special situations:

- An officer of a corporation performing such acts for the corporation's real property, provided no special compensation is received for doing so
- An attorney providing legal services to a client
- A person acting under a power of attorney

Note however that the above exemptions cannot be used to evade the real estate law.

How does an individual obtain a real estate salesperson license?

Individuals desiring a real estate salesperson license must take these steps:

- Take and pass an exam administered by the Department of Real Estate
- Show proof of completion of a real estate principals, real estate practice and another real estate related class. Visit www.dre.ca.gov for more details.
- Be fingerprinted

How does an individual obtain a real estate broker license?

Individuals desiring a real estate broker license must take these steps:

- Take and pass an exam administered by the Department of Real Estate
- Show proof of completion of required real estate related courses
- Have had a real estate salesperson's license for at least 2 years or an equivalent real estate experience acceptable to the Real Estate Commissioner.

How long is a real estate license good for?

Broker and salesperson's license are each good for four years. Renewals may be obtained by successfully completing at least 45 hours of continuing education classes and paying the required fee in a timely manner. Course material must include classes covering agency, fair housing, ethics, management and supervision, trust funds and risk management. C.A.R. members may access these courses at no cost at 45free.car.org.

When may a real estate licensee stop taking continuing education classes?

A licensee who is at least 70-years old and has held a real estate license for 30 continuous years is no longer required to take continuing education courses to renew their license.