

LEGISLATURE OF NEBRASKA

ONE HUNDRED SECOND LEGISLATURE

FIRST SESSION

LEGISLATIVE BILL 24

Introduced by Langemeier, 23.

Read first time January 06, 2011

Committee: Banking, Commerce and Insurance

A BILL

1 FOR AN ACT relating to the Nebraska Real Estate License Act; to amend
2 sections 81-885.49, 81-885.51, 81-885.52, and 81-885.53,
3 Reissue Revised Statutes of Nebraska; to provide training
4 requirements for licensees; to harmonize provisions; and
5 to repeal the original sections.
6 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 81-885.49, Reissue Revised Statutes of
2 Nebraska, is amended to read:

3 81-885.49 The purpose of sections 81-885.49 to 81-885.54
4 is to establish requirements for continuing education and training of
5 real estate brokers and salespersons who are licensed in order to
6 maintain and improve the quality of real estate services provided to
7 the public.

8 Sec. 2. Section 81-885.51, Reissue Revised Statutes of
9 Nebraska, is amended to read:

10 81-885.51 In each two-year period, every licensee shall
11 ~~furnish evidence to the commission that he or she has satisfactorily~~
12 ~~completed~~ complete twelve hours of approved continuing education
13 activities and six hours of broker-approved training. Evidence of
14 completion of such continuing education and training activities for
15 the two-year period shall be submitted to the commission pursuant to
16 rules and regulations adopted and promulgated by the commission.

17 Sec. 3. Section 81-885.52, Reissue Revised Statutes of
18 Nebraska, is amended to read:

19 81-885.52 (1) The commission shall certify as approved
20 continuing education activities those courses, lectures, seminars, or
21 other instructional programs which it determines would protect the
22 public by improving the competency of licensees. The commission may
23 require descriptive information about any continuing education or
24 training activity and refuse approval of any continuing education or
25 training activity which does not advance the purposes of sections

1 81-885.49 to 81-885.54. The commission shall not approve any provider
2 of continuing education or training courses, lectures, seminars, or
3 other instructional programs unless such provider meets the standards
4 established by the commission.

5 (2) The commission shall certify the number of hours to
6 be awarded for participation in an approved continuing education
7 activity, based upon contact or classroom hours or other criteria
8 prescribed by rule and regulation of the commission.

9 (3) The commission may certify the number of hours to be
10 awarded for successful completion of a course delivered in a distance
11 education format, based upon the number of hours which would be
12 awarded in an equivalent classroom course or program or other
13 criteria prescribed by rule and regulation of the commission.

14 Sec. 4. Section 81-885.53, Reissue Revised Statutes of
15 Nebraska, is amended to read:

16 81-885.53 Except for inactive licensees, the commission
17 shall not renew a license or issue a new license to any licensee who
18 has failed to comply with the requirements of sections 81-885.49 to
19 81-885.54. Inactive licensees may renew their licenses at the end of
20 the two-year period without having completed the hours of continuing
21 education and training activities required by section 81-885.51 for
22 each two-year period. Inactive licensees shall not be activated until
23 the licensee has satisfactorily completed the total number of
24 deficient hours of continuing education activities and filed evidence
25 of such completion with the commission, except that no inactive

1 licensee shall be required to make up more than the number of hours
2 of continuing education required by section 81-885.51 for a two-year
3 period.

4 Sec. 5. Original sections 81-885.49, 81-885.51,
5 81-885.52, and 81-885.53, Reissue Revised Statutes of Nebraska, are
6 repealed.