



AFFILIATE BROKERS

Pre-License

A 60-hour *Pre-License Principles* course and 30-hour *Course for New Affiliates* must be passed prior to licensure. Applicants must also pass the state licensing exam. GNAR offers both courses in a distance learning format through its online RECampus site. For course information go to the Real Estate Education page at www.gnar.org and choose pre-license information.

Continuing Education

Affiliate Brokers licensed before July 1, 1980 are exempted by TREC from mandatory continuing education.

Affiliate Brokers licensed on or after July 1, 1980 are required to complete continuing education (*TREC CORE* and at least 12 hours of electives) in order to renew their 2-year license no later than their license expiration.

BROKERS

Licensing

To be eligible for the Broker's exam, a broker candidate must meet one of these criteria:

- 24 months actively licensed, if licensed as an Affiliate Broker on or before May 12, 1988;
- 36 months actively licensed, if licensed as an Affiliate Broker after May 12, 1988;

- 24 months actively licensed, if the candidate has a baccalaureate degree with a major in real estate.

In addition to experience, broker candidates must have successfully completed one hundred twenty (120) hours of approved real estate education, thirty (30) hours of which must be an *Office/Broker Management* course taken at a school approved by the Tennessee Real Estate Commission. The *Pre-license Principles* course and the *Course for New Affiliates* can be used to meet the 120 hours requirement.

Broker candidates must submit a completed Broker Examination Application to the Tennessee Real Estate Commission. Commission approval is necessary before the broker candidate may make an examination appointment.

After completing a review of education and experience documentation, the Tennessee Real Estate Commission will inform candidates of eligibility for examination.

Education

Brokers licensed on or after Jan. 1, 2001, must complete 120-hours of approved post-broker education within three years of issuance of the Broker's license (regardless of hours accrued before the Broker's license was obtained).

Continuing Education For Brokers Licensed BEFORE Jan. 1, 2005

There is no continuing education requirement for Brokers licensed before Jan. 1, 2005, once the post-broker education requirement has been met.

Continuing Education For Brokers Licensed On or After Jan. 1, 2005

Brokers licensed on or after Jan. 1, 2005, must complete continuing education (*TREC CORE* and at least 12 hours of electives) during the first full two-year licensing period *after the three years allotted* to complete the 120-hours of post-broker education and all licensing periods thereafter.

Questions?

Contact the Tennessee Real Estate Commission at 615-741-2273 or 800-342-4031.