

# Tennessee Real Estate Commission Requirements



For questions about special circumstances, contact the Tennessee Real Estate Commission at 615-741-2273. The TREC website is: [www.state.tn.us/commerce/boards/trec/index.html](http://www.state.tn.us/commerce/boards/trec/index.html)

## 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. See page 9 for details. For complete course information go to the Education page at [www.gnar.org](http://www.gnar.org) and choose *salesperson pre-licensing information*.

### Continuing Education

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

**All Affiliate Brokers licensed on or after July 1, 2005** received a 2-year license; and are required to complete continuing education (*TREC CORE* and at least 12 hours of electives) no later than 60 days prior to their license expiration.

**All Active Affiliate Brokers licensed prior to July 1, 2005** have been issued licenses which will last for a minimum of 6 months, to a maximum of 18 months. At the expiration of the 6-18 month license the next (and all future licenses) will be issued for periods of two years. While continuing education is NOT required for license renewal in the shortened (less than 2-year) period for agents licensed July 1, 1980 through June 30, 2005; any

education completed in the shortened cycle will roll over to the next renewal cycle.

## 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.

At least 120-hours of approved education are required before taking the Broker's exam. Of those hours, 30 must be an *Office and Brokerage Management* course. The *Pre-license Principles* course and the *Course for New Affiliates* meet the hours requirement.

### 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 16 hours of approved continuing education during all licensing periods *after the three years allotted* to complete the 120-hours of post-broker education.

**Questions?** Call TREC at 615-741-2273 or 800-342-4031.