

SENATE BILL NO. 413—COMMITTEE ON
COMMERCE, LABOR AND ENERGY

MARCH 28, 2011

Referred to Committee on Commerce, Labor and Energy

SUMMARY—Repeals certain provisions governing licenses issued by the Real Estate Division of the Department of Business and Industry. (BDR 54-1132)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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EXPLANATION – Matter in ***bolded italics*** is new; matter between brackets ***omitted material*** is material to be omitted.

AN ACT relating to real estate; repealing certain provisions governing certain licenses issued by the Real Estate Division of the Department of Business and Industry; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

1 This bill repeals provisions which would, effective July 1, 2011: (1) increase
2 the initial period of licensure from 12 to 24 consecutive months for a license as a
3 real estate broker, broker-salesperson, salesperson or other person licensed by the
4 Real Estate Division of the Department of Business and Industry; (2) increase each
5 subsequent period of licensure from 24 to 48 consecutive months; and (3) increase
6 the amount of the fee for any such license. (Sections 1-5 of chapter 327, Statutes of
7 Nevada 2009, pp. 1938-40)

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** Sections 1, 2, 3, 4 and 5 of chapter 372, Statutes of
2 Nevada 2009, at pages 1938, 1939 and 1940 are hereby repealed.
3 **Sec. 2.** This act becomes effective upon passage and approval.



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**TEXT OF REPEALED SECTIONS
OF STATUTES OF NEVADA**

Section 1 of chapter 372, Statutes of Nevada 2009:

Section 1. NRS 645.490 is hereby amended to read as follows:

645.490 1. Upon satisfactorily passing the written examination and upon complying with all other provisions of law and conditions of this chapter, a license shall thereupon be granted by the Division to the successful applicant therefor as a real estate broker, broker-salesman or salesman, and the applicant, upon receiving the license, may conduct the business of a real estate broker, broker-salesman or salesman in this State.

2. The Division shall issue licenses as a real estate broker, broker-salesman or salesman to all applicants who qualify and comply with all provisions of law and all requirements of this chapter.

3. Except as otherwise provided in NRS 645.785:

(a) An original license as a real estate broker, broker-salesman or salesman must be renewed with the Division before the expiration of the initial license period of ~~12~~ 24 consecutive months as prescribed in NRS 645.780; and

(b) Thereafter, the license must be renewed with the Division before the expiration of each subsequent license period of ~~24~~ 48 consecutive months as prescribed in NRS 645.780.

Section 2 of chapter 372, Statutes of Nevada 2009:

Sec. 2. NRS 645.780 is hereby amended to read as follows:

645.780 1. Each license issued under the provisions of this chapter expires at midnight on the last day of the last month of the applicable license period for the license.

2. The initial license period for an original license as a real estate broker, broker-salesman or salesman is a period of ~~12~~ 24 consecutive months beginning on the first day of the first calendar month after the original license is issued by the Division. Thereafter, each subsequent license period is a period of ~~24~~ 48 consecutive months beginning on the first



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day of the first calendar month after a renewal of the license is issued by the Division for the subsequent license period.

3. For all other licenses, the license period is a period of ~~[24]~~ 48 consecutive months beginning on the first day of the first calendar month after the license or any renewal of the license is issued by the Division, unless a specific statute:

- (a) Provides for a different license period; or
- (b) Expressly authorizes a different license period to be provided for by regulation.

4. The Division may:

(a) Create and maintain a secure website on the Internet through which each license, permit, certificate or registration issued pursuant to the provisions of this chapter may be renewed; and

(b) For each license, permit, certificate or registration renewed through the use of a website created and maintained pursuant to paragraph (a), charge a fee in addition to any other fee provided for pursuant to this chapter which must not exceed the actual cost to the Division for providing that service.

Section 3 of chapter 372, Statutes of Nevada 2009:

Sec. 3. NRS 645.830 is hereby amended to read as follows:

645.830 1. The following fees must be charged by and paid to the Division:

For each original real estate broker's, broker-salesman's or corporate broker's license.....	[\$105] \$210
For each original real estate salesman's license	[\$85] 170
For each original branch office license.....	[\$120] 240
For real estate education, research and recovery to be paid at the time an application for an original license is filed.....	40
For real estate education, research and recovery to be paid at the time an application for renewal of a license is filed.....	[\$40] 80
For each renewal of a real estate broker's, broker-salesman's or corporate broker's license.....	[\$180] 360



For each renewal of a real estate salesman's license	[\$140] \$280
For each renewal of a real estate branch office license.....	[\$110] 220
For each penalty for late filing of a renewal for a broker's, broker- salesman's or corporate broker's license	[\$95] 180
For each penalty for late filing of a renewal for a salesman's license	[\$75] 140
For each change of name or address.....	20
For each transfer of a real estate salesman's or broker-salesman's license and change of association or employment.....	20
For each duplicate license where the original license is lost or destroyed, and an affidavit is made thereof	20
For each change of broker status from broker to broker-salesman	20
For each change of broker status from broker-salesman to broker	40
For each reinstatement to active status of an inactive real estate broker's, broker- salesman's or salesman's license.....	20
For each reinstatement of a real estate broker's license when the licensee fails to give immediate written notice to the Division of a change of name or business location.....	30
For each reinstatement of a real estate salesman's or broker-salesman's license when he fails to notify the Division of a change of broker within 30 days of termination by previous broker.....	30
For each original registration of an owner- developer	125
For each annual renewal of a registration of an owner-developer.....	\$125
For each enlargement of the area of an owner-developer's registration.....	50
For each cooperative certificate issued to an out-of-state broker licensee for 1 year or fraction thereof	150



For each original accreditation of a course of continuing education	\$100
For each renewal of accreditation of a course of continuing education.....	50
For each annual approval of a course of instruction offered in preparation for an original license or permit	100

2. The fees prescribed by this section for courses of instruction offered in preparation for an original license or permit or for courses of continuing education do not apply to:

(a) Any university, state college or community college of the Nevada System of Higher Education.

(b) Any agency of the State.

(c) Any regulatory agency of the Federal Government.

3. The Commission shall adopt regulations which establish the fees to be charged and collected by the Division to pay the costs of any investigation of a person's background.

Section 4 of chapter 372, Statutes of Nevada 2009:

Sec. 4. The amendatory provisions of this act apply to licenses issued or renewed by the Real Estate Division of the Department of Business and Industry pursuant to chapter 645 of NRS on or after July 1, 2011.

Section 5 of chapter 372, Statutes of Nevada 2009:

Sec. 5. This act becomes effective on July 1, 2011.

