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# A BILL FOR AN ACT

RELATING TO REAL ESTATE LICENSES.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that many jurisdictions  
2 require a high school education as a basic minimum educational  
3 requirement in a professional working environment. Many states  
4 currently require a high school education or its equivalent as a  
5 condition of licensure for real estate licensees.

6           The purpose of this Act is to require a high school  
7 education or its equivalent as a condition for obtaining a  
8 license as a real estate broker or real estate salesperson.

9           SECTION 2. Section 467-9.5, Hawaii Revised Statutes, is  
10 amended by amending subsection (a) to read as follows:

11           "(a) No individual shall be eligible for the licensing  
12 examination unless the individual [~~is~~]:

13           (1) [A] Is a United States citizen, a United States  
14           national, or an alien authorized to work in the United  
15           States [~~, and of the age of majority; and~~

16           ~~(2) Applying for.];~~

17           (2) Is of the age of majority;



1           (3) Has earned a high school diploma or its equivalent;  
2                           and

3           (4) Is applying for:

4                   (A) The real estate salesperson examination and has  
5                           satisfactorily completed a commission-approved  
6                           prelicensing course for real estate salesperson  
7                           candidates, which includes real estate  
8                           principles, or its equivalent as determined by  
9                           the commission; or

10                  (B) The real estate broker examination and:

11                   (i) Holds a current, unencumbered Hawaii real  
12                           estate salesperson license or a current,  
13                           unencumbered real estate salesperson or  
14                           broker license in another state or in a  
15                           jurisdiction recognized by the Association  
16                           of Real Estate License Law Officials, with  
17                           an equivalent real estate licensing law as  
18                           determined by the commission;

19                   (ii) Has satisfactorily completed a commission-  
20                           approved prelicensing course for real estate



1 broker candidates, or its equivalent as  
2 determined by the commission; and  
3 (iii) Has experience as a full-time Hawaii-  
4 licensed real estate salesperson associated  
5 with a Hawaii-licensed real estate broker  
6 for at least three years of the five-year  
7 period immediately prior to the submission  
8 of the experience certification application  
9 and has practical real estate salesperson  
10 experience, as certified by the principal  
11 broker, principal brokers, broker in charge,  
12 or brokers in charge, as the case may be,  
13 during the subject period. The candidate  
14 shall secure commission approval of the  
15 candidate's experience certification  
16 application prior to the date of the  
17 examination. Subject to commission  
18 approval, a candidate may request a  
19 determination of equivalency for the  
20 experience requirement based on real estate  
21 salesperson license experience or a current,



1 unencumbered real estate broker license in  
2 another state, or in a jurisdiction  
3 recognized by the Association of Real Estate  
4 License Law Officials, with an equivalent  
5 real estate licensing law as determined by  
6 the commission."

7 SECTION 3. This Act shall not apply to licensees who have  
8 been duly licensed as a real estate broker or salesperson prior  
9 to the effective date of this Act. This Act shall apply only to  
10 new applicants who are applying for licensure as a real estate  
11 broker or salesperson for the first time on or after the  
12 effective date of this Act.

13 SECTION 4. This Act shall take effect on July 1, 3000.



**Report Title:**

Real Estate Licenses; Prerequisites; High School Education or Equivalent

**Description:**

Requires a high school education or its equivalent as a condition for new applicants to obtain a license as a real estate broker or real estate salesperson. (SB770 HD1)

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