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**WISCONSIN LEGISLATIVE COUNCIL  
AMENDMENT MEMO**

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<b>2011 Assembly Bill 612</b>	<b>Assembly Amendment 1</b>
<i>Memo published: March 9, 2012</i>	<i>Contact: Melissa Schmidt, Staff Attorney (266-2298)</i>

**CURRENT LAW**

Under *current law*, the Real Estate Examining Board (board) issues licenses for real estate brokers and real estate salespersons. Generally, the board may not grant a broker's license if the applicant does not already hold a salesperson's license or has not passed the salesperson's license examination in addition to passing the broker's examination. Also, current law does not require a minimum amount of supervised experience a person must have before being eligible for a broker's license.

**2011 ASSEMBLY BILL 612**

**2011 Assembly Bill 612** (the bill) establishes an experience requirement that must be met prior to obtaining a real estate broker license. An applicant for a real estate broker's license must submit evidence satisfactory to the board that he or she has practiced as a salesperson under the direct supervision of a licensed broker for at least two years within the last four years preceding the date of the application. Any time spent as a real estate apprentice does not satisfy this requirement.

A person may also satisfy this experience requirement if any of the following apply:

- The applicant is an attorney licensed to practice law in Wisconsin and submits evidence to the board's satisfaction that the applicant has experience related to real estate.
- The applicant is a nonresident and submits evidence to the board's satisfaction that the applicant has been a licensed broker under the laws of another state for at least two of the four years preceding the date of the applicant's application for a broker's license.

- The board waives the experience requirement for any applicant based on standards established by the board by rule.

Additionally, the bill authorizes the board to establish standards concerning an applicant's practice or experience related to real estate.

The effective date of the bill is July 1, 2012 and first applies to an application for a real estate broker's license submitted to the board on this date.

### **ASSEMBLY AMENDMENT 1**

Assembly Amendment 1 adds the ability for a person to demonstrate required experience for a real estate broker's license if he or she holds a current certificate of financial responsibility, which is required to be a certified contractor.

### **LEGISLATIVE HISTORY**

On March 6, 2012, Representative Rivard introduced Assembly Amendment 1. On March 7, 2012, the Assembly Committee on Housing voted to recommend adoption of the amendment by a vote of Ayes, 8; Noes, 0; and voted to recommend passage of the bill, as amended, by a vote of Ayes, 8; Noes, 0.

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