



## WISCONSIN LEGISLATIVE COUNCIL AMENDMENT MEMO

**2013 Senate Bill 208**

**Assembly Substitute  
Amendment 1**

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Under *current law*, there are three categories of real estate license, for brokers, salespersons, and business entities. To receive a broker's or salesperson's license, the applicant must meet certain educational requirements and pass a competency exam. **2013 Senate Bill 208** requires that an applicant for a broker's license must have certain minimum experience in the field of real estate, in addition to the requirements of current law.

Under *current law*, to receive a broker's license, an applicant who does not hold a salesperson's license must pass the exam for that license, as well as the exam for the broker's license. Senate Bill 208, *as passed by the Senate*, applies this requirement to all applicants. **Assembly Substitute Amendment 1** restores current law, applying this requirement only to applicants who do not hold a salesperson's license.

**Assembly Substitute Amendment 1** adds a provision to specify the experience an applicant must have to receive a real estate broker's license. It creates a point system, assigning point values to each of several kinds of real estate transaction and requires that an applicant have completed or closed sufficient transactions to earn a specified score.

The bill, *as passed by the Senate*, specifies that the Real Estate Examining Board (the board) may waive any of the requirements the bill creates based on standards the board establishes by rule. It also specifies that the board may promulgate other rules, including rules that establish standards concerning an applicant's practice or experience related to real estate, including ancillary services used in transactions. **Assembly Substitute Amendment 1** retains the board's authority to promulgate rules relating to the waiver of requirements specified in the statute, but deletes the board's authority to promulgate other rules, including rules establishing additional requirements.

**Bill History**

On November 5, 2013, the *Senate* adopted Senate Amendment 1 to 2013 Senate Bill 208 and passed the bill, as amended, on voice votes.

On November 12, 2013, the *Assembly* adopted Assembly Substitute Amendment 1 to 2013 Senate Bill 208 on a voice vote and concurred in the bill, as amended on a vote of Ayes, 94; and Noes, 0.

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