



WISCONSIN LEGISLATIVE COUNCIL AMENDMENT MEMO

2013 Assembly Bill 240

**Assembly
Amendment 1**

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Contact: Mary Matthias, Principal Attorney (266-0932)

Current Law

Under current law, generally, the Real Estate Examining Board (board) may not grant a broker's license to an applicant who does not already hold a salesperson's license unless the applicant passes the examination for licensure as a salesperson in addition to passing the broker's examination.

2013 Assembly Bill 240

2013 Assembly Bill 240 (the bill) eliminates the requirement that an applicant for a broker's license, who does not already hold a salesperson's license, must pass the examination for licensure as a salesperson in addition to passing the broker's examination.

The bill also specifies that every applicant for a broker's license must submit evidence satisfactory to the board that he or she has experience related to real estate. This requirement may be satisfied as follows:

- The applicant submits 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, excluding any time the applicant spent as an apprentice.
- The applicant is licensed to practice law in Wisconsin, and he or she submits evidence satisfactory to the board that has experience related to real estate.
- The applicant is a building contractor who holds a current certificate of financial responsibility issued by the Department of Safety and Professional Services and he or she submits evidence satisfactory to the board that he or she has experience related to real estate sales.
- The applicant is a nonresident, and he or she submits evidence satisfactory to the board that he or she has been a licensed broker under the laws of another state for at least two of the last four years.

The bill authorizes the board to waive any of the experience requirements for any applicant based on standards it establishes by the board by administrative rule.

The bill authorizes the board to promulgate other administrative rules, including rules that establish standards concerning an applicant's practice or experience related to real estate, including ancillary services used in transactions.

Assembly Amendment 1

Assembly Amendment 1 restores the requirement, which exists under current law, that the board may not grant a broker's license to an applicant who does not already hold a salesperson's license unless the applicant passes the examination for licensure as a salesperson in addition to passing the broker's examination.

Bill History

Assembly Amendment 1 was offered by Representative Bernier on September 24, 2013. On November 7, 2013, the Assembly Committee on Housing and Real Estate voted to recommend adoption of the amendment, and passage of the bill as amended, on successive votes of Ayes, 9; Noes, 0.

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