

Adopted Changes to the Georgia Real Estate License Law, Rules, and Regulations, and other Legislation related to the Practice of Real Estate

This list includes ONLY Approved changes and legislation. They are posted by most recent change first (by Effective Date) with a short synopsis or a description of the basic subject of the change. For full and exact wording of the law or rule, click the link to go to the specific law or rule.

Effective July 1, 2025

[520-2-.05 Maintaining a License](#)

(1) Required Education. (f) A Broker or Associate Broker shall satisfactorily complete at least eighteen (18) hours of continuing education on the topic of Broker education, as detailed in Rule 520-2-.04, during each renewal period. The effective date of this requirement shall be July 1, 2025. Any Broker or Associate Broker who renews an active license on or after this date must have completed at least eighteen (18) hours of continuing education on the topic of Broker education to renew.

Effective July 1, 2025

[520-2-.04 Real Estate Courses](#)

(6) Continuing Education Courses. (g) Effective, July 1, 2025, any course developed to qualify as a continuing education course on the topic of Broker education under Rule 520-1-(05) (1) (f) shall have a minimum of three credit hours and shall only contain subject material on any of the following: training Licensees, supervising Licensees, completing or reviewing Brokerage Agreements, and managing a Firm.

Effective July 1, 2020

[520-2-.04 Real Estate Courses](#)

(6)(f) Effective July 1, 2020, any course developed to qualify as a continuing education course on the topic of license law under Rule 520-1-.05 (1)(e) shall have a minimum of three credit hours and shall contain a review of material limited to listed subject areas of license law.

Effective July 1, 2017

[520-1-02 Definitions](#)

(2)(p)(q)(s)(u) Explains and clarifies the definitions of Military, Military Spouse, Service Member, and Transitioning Service Member.

Effective July 1, 2017

[520-1-.04 Obtaining a License](#)

(13) Explains processing of license applications of Military Spouses and Transitioning Service Members

Effective July 1, 2016

[Rule 520-1-.05 Maintaining a License.](#)

As of July 1, 2016, the required hours of continuing education, 36 hours as of July 1, 2015, shall include 3 mandatory hours on the topic of License Law.

Effective July 1, 2015

[Rule 520-1-.05 Maintaining a License.](#)

Increase in Required Continuing Education Hours - As of July 1, 2015, a Rule change increases continuing education hours from 24 to 36 for the 4 year license renewal period. Also, as of July 1, 2016, the 36 required hours of continuing education shall include 3 mandatory hours on the topic of License Law. The [April issue of the GREC RENews](#) details this rule update.

Effective November 1, 2014

[Rule 520-1-.07 Support Personnel.](#)

Change addresses the use of support personnel. The new Rule now allows an active licensee that is an affiliated licensee at one firm to be simultaneously employed as **support personnel** at another real estate firm. An individual licensed with one firm desiring to work as support personnel at another firm must obtain the written consent from the broker of each firm and may perform only ministerial duties at the second firm.

Effective September 1, 2014

[Rule 520-2-.04 Real Estate Courses.](#)

Modified (13) Alternatives for Meeting Continuing Education Requirements and clarifies that Salespersons who complete the twenty-five hour Sales Post-license course in their first year of licensure may count that course as meeting nine (9) hours of the continuing education requirement for the first renewal period.

Effective September 1, 2014

[Rule 520-1-.05 Maintaining a License.](#)

Updates reflect the 36 hours continuing education requirement with changes made to paragraphs (1), (2) and (4) regarding required postlicense education requirements, active, inactive, and reinstatement of licensees. Effective July 1, 2015, any licensee who renews an active license on or after this date must have completed thirty-six (36) hours of continuing education courses to renew. Effective July 1, 2016, a licensee shall satisfactorily complete at least three (3) hours of continuing education on the topic of license law during each renewal period.

Effective May 1, 2014

[Rule 520-1-.09 Advertising](#)

This Rule change primarily addresses the use of the Internet to advertise real property. Read the entire rule at [Rule 520-1-.09 Advertising](#) and a detailed article addressing the new rules on advertising was published in the [May issue of the GRECRENews](#).

Effective July 1, 2013

[520-1-.05 Maintaining a License](#)

"Each licensee, approved school, or approved instructor must notify the Commission in writing within one month of any change in any such licensee's, approved school's, or approved instructor's mailing address or residence address or email address if an email address is maintained by such licensee, approved school, or approved instructor."

Effective July 1, 2013

[520-1-.04 Obtaining a License](#)

[Rule 520-1-.04](#) and [Rule 520-1-.05](#) were amended to include email.

"Each Commission approved form may require the email address of an applicant and his or her affiliated firm (s), if an email address is maintained by such applicant or firm."

Remember to enter or update your email address on the GREC web site; just go to [Online Services](#). GREC is currently sending license renewal reminders and notices to the email address on record with GREC

[Online Services Login](#)

Effective June 1, 2012

[520-1-.10 \(6\) Disclosure of Commissions, Fees, Rebates or Other Valuable Consideration](#)

Effective October 26, 2011

[520-2-.01, .02, .03, .04 Standards for Real Estate Courses](#)

Effective November 11, 2010

[520-2-.03.- Real Estate Instructors.](#)

GREC Links to Approved, Pending, and Proposed,

- Adopted legislative or rule changes affecting real estate licensees are posted on the GREC web site at <http://www.grec.state.ga.us/about/readopted.html>
- Pending changes legislative or rule changes are also posted <http://www.grec.state.ga.us/about/repending.html>
- Proposed changes are posted as well. <http://www.grec.state.ga.us/about/reproposed.html>

[Past Issues of Articles discussing License Laws, Rules and Regulations each Issue of the GREC RENEWSletter.](#)

The February Issue of each year contains a summary of the previous year's changes in laws and regulations related to real estate brokerage in Georgia.

- The web address for the GA RE InfoBase was changed to the following: [InfoBase – Main – Georgia.](https://grec.state.ga.us/information-research/infobase-main/)
<https://grec.state.ga.us/information-research/infobase-main/>