

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, 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 GREC RENEWS](#).

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 February Issue of the GREC RENEWS for the last 5 years are included below.

 [February 2014](#)

 [February 2013](#)

 [February 2012](#)

 [February 2011](#)

 [Fall 2010](#)

 [February 2010](#)

 [February 2009](#)

- The web address for the GA RE InfoBase was changed to the following: <https://www.grec.state.ga.us/infobase/infobase.html>



Other Legislative Actions of Note to Real Estate Professionals

The following are only brief titles or descriptions of the particular act. To view the exact wording of the law click the PDF links provided for each law and seek legal counsel as needed to gain an understanding of the law relative to your particular circumstances.

- A complete list and link to all the Bills Signed by the Governor in 2013, including many unrelated to real estate, can be viewed at <http://gov.georgia.gov/bills-signed/2013>
- A modification to the Illegal Immigration Reform Act of 2011 limits the requirement of verification of lawful presence to the initial application for a Professional License, such as a real estate license, or to a license renewal occurring after January 1, 2012. Only one submission of lawful presence is now required and will not have to be repeated by an individual thereafter.
- *Handling of short sales...*
[HB 83 Effective Date – July 1, 2013 Mortgage broker licensing requirements](#)
To exempt licensed real estate brokers and salespersons assisting in a short sale real estate transaction from the mortgage broker licensing requirements.

http://gov.georgia.gov/sites/gov.georgia.gov/files/related_files/document/HB%2083.pdf

- *Regarding definitions and registries of vacant and foreclosed properties...*
[HB 160 Effective Date – May 6, 2013](#)
to revise provisions relating to vacant and foreclosed real property registries; to prohibit a fee for a future conveyance except under limited circumstances; to provide definitions; and related matters.
http://gov.georgia.gov/sites/gov.georgia.gov/files/related_files/document/HB%20160.pdf
- *Relating to zoning and development issues...*
[HB 517 Effective Date – July 1, 2013](#)
to provide for local control of distance requirements for grocery stores and other licensees for the retail sale of wine and malt beverages for consumption off the premises only such that grocery stores and other licensees shall be allowed to open in locations near college campuses such as downtown areas, if so permitted by the local governing authority.
http://gov.georgia.gov/sites/gov.georgia.gov/files/related_files/document/HB%20517.pdf