Department of Real Estate
Continuing Education – Frequently Asked Questions

Q.- It is my understanding that Section 10170.5 of the Business and Professions Code has been amended and that, effective January 1, 2016 there will be a change to the mandatory continuing education courses that real estate licensees must complete in order to renew their license. Who will be affected by these new changes?

A. - In July 2015, the Governor signed Assembly Bill 345, amending Section 10170.5 of the California Business and Professions Code ("the Code"). The provisions of this Code section take effect on January 1, 2016. The essence of this amendment requires that broker licensees complete upon their first renewal as a broker, a three-hour continuing education course in the management of real estate offices and supervision of real estate activities (Management and Supervision). Moreover, salesperson and broker licensees must complete an eight-hour continuing education survey course for subsequent renewals that includes topics in ethics, agency, trust fund handling, fair housing, risk management and management and supervision.

Q.- On or after January 1, 2016, what are the continuing education (CE) requirements for a real estate broker who is renewing for the first time?

A. - A real estate broker who is renewing for the first time on or after January 1, 2016, or who renews on a late basis on or after January 1, 2016, must complete a total of 45 clock-hours of approved continuing education courses which includes:

- Six separate three-hour courses in the following subjects: Ethics, Agency, Fair Housing, Trust Fund Handling, Risk Management, and a course in Management and Supervision; and
- A minimum of 18 clock hours of consumer protection courses; and
- The remaining clock hours required to complete the 45 hours of continuing education may be related to either consumer service or consumer protection courses.

Q.- On or after January 1, 2016, what are the initial CE requirements for a real estate salesperson who is renewing for the first time?

A. The CE requirements for a real estate salesperson who is renewing for the first time are different that the renewal requirements for a broker. A salesperson renewing for the first time must complete a total of 45 clock-hours of approved continuing education courses which includes:

- Five separate three-hour courses in the following subjects: Ethics, Agency, Fair Housing, Trust Fund Handling, and Risk Management; and
- A minimum of 18 clock hours of consumer protection courses; and
- The remaining clock hours required to complete the 45 hours of continuing education may be related to either consumer service or consumer protection courses.
Q.- What are the CE requirements for licensees on their second renewal after January 1, 2016, and for all subsequent renewals?

A.-For the second and all subsequent renewals after January 1, 2016, all licensees must complete a total of 45 hours of continuing education, which must include the following:

- One eight-hour survey course covering the six mandatory subjects (*Ethics, Agency, Fair Housing, Trust Fund Handling, Risk Management, and Management and Supervision*) OR licensees can choose to take each of the mandatory subjects separately; and
- A minimum of 18 clock hours of consumer protection courses; and
- The remaining clock hours required to complete the 45 hours of continuing education may be related to either consumer service or consumer protection courses.

Q.- I am a broker and it will be my third renewal in 2016. I would like to take the Management and Supervision course separately instead of the 8 hour survey course. Is that acceptable?

A.- Yes, you can choose to take each of the mandatory subjects (*Ethics, Agency, Fair Housing, Trust Fund Handling, Risk Management, and Management and Supervision*) as separate three-hour courses in lieu of taking the eight-hour survey course.

Q.- I am a salesperson and it will be my first renewal in 2016. I would like to take the Management and Supervision course. Am I able to do that and what credit will I receive?

A.- Yes, you can take Management and Supervision course as a salesperson. Completion of this three-hour course would count towards your clock hours in the category of consumer protection.