

2023 Calendar

GREC Annual
Schools Meeting
Nov 30 - Dec 1, 2023
Athens, GA

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Disciplinary Actions
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Changes](#)

Georgia Real Estate Infobase
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Tips About Renewing Your License

Sometimes uncontrollable events and life circumstances impact a Licensee's ability to complete the continuing education (CE) hours required to renew a real estate license on time. However, procrastination is often the culprit. A Licensee has 4 years to obtain 36 hours of CE, including License Law. The hours may be completed over the 4 years or completed within a short period.

- If a Licensee waits until the last minute to complete the required continuing education hours, he or she needs to realize that the Real Estate School has up to 10 days to verify course completions and upload them to the license record.
- If your License renewal date is coming close to the end of the month, finish your courses **BEFORE** renewing your license.
- Before renewing, a Licensee should verify that all Continuing Education hours, including the required License Law course, are posted to their GREC license record.
- If you Renew your License **BEFORE** all completed CE hours are posted to your License record, the License will be renewed to an **INACTIVE status**, and you cannot practice real estate until the License is returned to active status.
- If a License is renewed to an Inactive status, a Salesperson or Associate Broker must obtain a signed Change Application from their Broker to return the License to Active status. In this case, once you complete the required CE hours for Renewal, your License does **Not** automatically become Active. You must submit a Change Application. Once that is received and processed, the status of required CE hours will be updated in the GREC online system. Then the number of hours of CE required for the current renewal period will be displayed.

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Job Opportunities at the Georgia Real Estate Commission

[Investigator](#) Click for More Information

[Information Specialist](#) Click for More Information

October 2023 Meeting - Commission Actions Taken	
Cases Sent to the Attorney General for Review and Disposition by Consent Order or by Hearing	0
Cease & Desist Orders Issued	1
Citations Issued	3
Letter of Findings Issued	1
Consent Orders Entered Into	2
Final Orders of Revocation of Licensure	0
Cases Closed for Insufficient Evidence or No Apparent Violation	14
Licensing Cases - Applicant has a Criminal Conviction - License Issued	12
Licensing Cases - Applicant has a Criminal Conviction - License Denied	1
Total	34

SUBMITComments
&
Suggestions**Online
Courses
from GREC****\$10 each
3 Hour CE
Course
Total of 9
Hours CE
Available**(Approved as
License Law
CE and
approved as
Instructor CE)**“Avoiding
Trust
Account
Trouble”****“Practicing
Real Estate
& Staying
Out of
Trouble”****“Being a
Broker and
Staying Out
of Trouble”****Click
Here****Georgia Real Estate
Commission**
Suite 1000
International Tower
229 Peachtree Street NE
Atlanta, GA 30303-1605
Phone 404-656-3916

Tips About Renewing your License...

- If a Broker renews his/her License to an Inactive status., the Broker must also file a Change Application to return the License to active status.
- If a Broker's License is Inactive for more than 60 days, the Firm License is placed on an Inactive status inactivating the Licensees affiliated with the Firm.
- Inactive means you cannot obtain listings, negotiate contracts, show properties, or otherwise practice real estate brokerage activities.
- The Change Application can be obtained from the GREC website under the Forms and Applications tab at <https://grec.state.ga.us/forms-applications/applications/real-estate/>. The Change Application must be signed by the Broker and submitted to GREC by email or postal mail. Plan to allow time for processing your license to be returned to Active status.

Do not Wait Until the Last Minute!

**It is the responsibility of the Licensee to manage and maintain your
Real Estate License.**

AMK Absolutely Must Know Section

Take Advantage of the Real Estate Online Transactions and Application Forms on the GREC Website

- Obtain Forms <https://grec.state.ga.us/forms-applications/applications/real-estate/>
- Update Contact Information. (You must update your email address, residence address or mailing address within 1 month (30 days) of any change.)
- Change the Firm Address.
- Update Trust Account Information.
- Add or Update Agents.
- Obtain a Status Report of Licensees affiliated with the Firm.
- Print a License.
- Review Payment History.
- Licensees can verify Course completions.



Focus on “Commission”

- A commission can be defined as a charge for service, compensation, a fee, or basically anything of value.
- In order to receive payment for real estate services, that person must be licensed.
- In order to be paid for real estate services, the Licensee must have his/her License on Active status at the time of conducting the real estate services.
- An inactive Licensee can be paid a commission if the service was provided while his/her License was Active, but not if the License was inactive at the time of service.
- It is a violation of the Unfair Trade Practices to practice real estate without a License.