

BREAKING NEWS

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2024 Calendar

Georgia Instructor Training -GIT

- June 10-12
 - October 23-25
- www.greea.org

GREC Annual School Meeting December 5-6 Savannah, GA

[Link to GREC Disciplinary Actions](#)
View Current Suspensions and Revocations

To sign up to receive the GREC RENEWSletter
[Click Here](#)

[Link to Proposed Rule Changes](#)

Georgia Real Estate Infobase
[Click Here](#)

Broker Continuing Education Proposal

The Georgia Real Estate Commission has a [Proposed Rule Change](#) regarding a new requirement for [Broker CE](#). Below is a summary of the purpose and main features of the proposal. Click these links for specific explanation of subject material and the exact wording of the [Proposed Rule Change](#).

[Rule 520-1-05](#)

Purpose: The purpose of this proposed amendment is to ensure a minimal level of competence from licensed Georgia Brokers while conducting real estate brokerage activities. A minimal level of competence protects the public interest in real estate which is the core mission of the Georgia Real Estate Commission.

Main Features: Requiring a minimum of eighteen continuing education hours on the topic of Broker education. The 18 hours will be a portion of the 36 hours of continuing education currently required of Georgia brokers each 4-year renewal period. The 18 hours will address core activities performed by Georgia brokers in their daily real estate activities.

[Rule 520-2-04](#)

Purpose: The purpose of this rule is to define the subject matter of continuing education courses offered as Broker continuing education courses.

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Job Opportunity at the Georgia Real Estate Commission

Opening for position as Investigator with GREC.

[Information Specialist](#) Click for More Information

[Investigator](#) Click for More Information

Comment on NAR Settlement in the News

The National Association of Realtors® (NAR®) is an organization that real estate Licensees may elect to join. Not every Licensee is a member of a Realtor® association. As an organization, NAR® is separate and not related to any regulatory agency such as the Georgia Real Estate Commission.

Therefore the Georgia Real Estate Commission cannot provide any information or guidance regarding the NAR® recent settlement.

The Georgia Real Estate License Law, Rules, and Regulations are clear in the requirements that real estate Licensees must obtain written brokerage engagements, disclose payment of commissions, clarify all commissions are negotiable, and treat customers and clients honestly.

SUBMIT
Comments
&
Suggestions

Online Courses from GREC approved for:

- ✓ License Law
- ✓ Continuing Ed
- ✓ **Instructor CE**
- ✓ 3 - 9 Hours CE

1. Being a Broker and Staying Out of Trouble
2. Avoiding Trust Account Trouble
3. Practicing Real Estate & Staying Out of Trouble

Click Here to Enroll \$10 Each

EDUCATION ADVISOR

Greconnect.com

[Link](#)



Georgia Real Estate Commission
Suite 1000
International Tower
229 Peachtree Street NE
Atlanta, GA 30303-1605
Phone 404-656-3916

Broker CE.....Continued from page 1

Main Features: Broker continuing education courses shall be a minimum of three credit hours long and shall contain subject matter on any of the following topics: training Licensees, supervising Licensees, reviewing Brokerage Agreements, and managing a Firm. These topics are broad enough that Broker continuing education courses can be developed by real estate Schools and offered to Brokers practicing all types of real estate brokerage activities. Real estate brokerage activities include residential and commercial transactions, property management, community association management, apartment management, and auctions.

Written comments should be addressed to the Real Estate Commissioner, Lynn Dempsey at email ldempsey@grec.state.ga.us or by mail at

Georgia Real Estate Commission
Suite 1000 International Tower
229 Peachtree Street, N. E.
Atlanta, Georgia 30303

The proposed rule amendments will be considered for adoption by the Commission at its meeting on June 12th, 2024, at 9:30 a.m. following the public hearing to provide the public an opportunity to comment upon and provide input into the proposed rule amendments.

Comments should be submitted before June 12, 2024.

April 2024 Meeting - Commission Actions Taken

Cases Sent to the Attorney General for Review and Disposition by Consent Order or by Hearing	1
Cease & Desist Orders Issued	1
Citations Issued	5
Letter of Findings Issued	0
Consent Orders Entered Into	3
Final Orders of Revocation of Licensure	1
Cases Closed for Insufficient Evidence or No Apparent Violation	3
Licensing Cases - Applicant has a Criminal Conviction - License Issued	0
Licensing Cases - Applicant has a Criminal Conviction - License Denied	0
Total	14



Focus on "Commission"

Any fee or compensation given in exchange for the services of real estate brokerage is a commission. A commission does not have to be a percentage. It can be a set fee, an exchange of assets, or even equity, but it must be clearly defined and finite. Compensation is negotiable and does not determine the agency relationship.

In order to receive compensation for real estate brokerage services, the individual must have an active real estate License in the State of Georgia.

GREC Education News

Visit Greconnect.com the weekly livestream informational session with Kim Yarrington, GREC Education Advisor.

When? Weekly on Fridays beginning at 9:00 AM.

Where? Use **this QR Code** and click on the yellow box. This will take you to the meeting. Or click here Greconnect.com.