

Broker and Salesperson License Reciprocity and Portability - By Jurisdiction

Executive Summary

BROKER AND SALESPERSON LICENSE RECIPROCITY AND PORTABILITY

ANNUAL REPORT EXECUTIVE SUMMARY

November 2019

[Broker and Salesperson License Reciprocity – 2019 Short Answer Table](#)

Overview

All 54 jurisdictions surveyed have addressed some aspects of nonresident real estate licensing for many years. The statutes and regulations are frequently revised, but most revisions simply make technical or conforming amendments, reorganize statutory schemes, or incorporate minor changes. Only a small minority of the surveyed jurisdictions have had significant, substantive changes to their reciprocity or nonresident licensing provisions.

Reciprocity or Waiver Provisions

Not all states have statutory or regulatory provisions that provide for "pure" reciprocity by granting licenses to licensees of certain other states with minimal additional requirements. No jurisdiction's statutes or regulations, except for the District of Columbia, specifically identify the states with which the jurisdiction has reciprocity. However, that information is frequently available on the state's real estate department website. Only 57 percent of the surveyed jurisdictions have reciprocity provisions that are fairly "pure," but even several of those states require additional, state-specific educational requirements. Many waiver provisions also contain reciprocity terms providing that the jurisdiction will waive the education or experience requirements only if the nonresident's jurisdiction does the same. However, of those states without pure reciprocity or reciprocity by agreement, an additional eight states waive all or part of their education requirements, and nine jurisdictions waive all or part of their experience requirements for nonresident applicants who are licensed in other jurisdictions. Only 28 percent of the states clearly and explicitly address different requirements for applicants from jurisdictions with which the state has pure reciprocity and those

with which it does not. Statutes or regulations specifically permit the state commission to enter into reciprocity agreements with other states in only 17 of the jurisdictions, but many other jurisdictions discuss the requirements for reciprocity without explicitly granting the commission such a right.

Most states treat reciprocity for salespersons and brokers in a very similar manner, generally awarding the applicant a nonresident license of the same type as the home-state license. However, approximately 14 percent of the jurisdictions set forth significantly different requirements for broker or salesperson applicants.

In the past year, most changes made were minor or not relevant to this survey, except in the area of reciprocity for members of the military and their spouses who are relocated to and stationed in a state under official military orders. Ten jurisdictions either added or significantly amended such provisions. Tennessee passed legislation exempting military members stationed in Tennessee from any licensing if they hold a license in good standing in another state having equivalent licensing requirements.

In 2019, Arizona extended "universal" license recognition to any person who establishes residence in Arizona and hold an out-of-state license if certain conditions are met.

Affiliation with In-State Broker Requirements

A vast majority (84 percent) of the surveyed jurisdictions do not require a nonresident licensee to affiliate with a resident broker. Of the approximately 17 percent of the jurisdictions that require some degree of affiliation with an in-state broker, most requirements apply only to nonresident salespersons. Fourteen percent of the states also set forth detailed provisions allowing co-broker agreements, whereby a nonresident broker without a local license may work with a resident broker on a single transaction. Fifty-seven percent of the jurisdictions generally provide that a resident broker may split fees with a nonresident broker who is not licensed in the state, provided certain conditions are met.

In-State Office Requirements

Only 14 percent of the surveyed jurisdictions require a nonresident licensee to maintain an in-state office. The other 86 percent do not require an in-state office for individual applicants, provided

specified requirements are met. The most common requirement, which does not exist in only 11 percent of the jurisdictions, is that the applicant must agree that service of process on the state's commission or other specified in-state party constitutes proper service of process for a license-related action brought in the state against the nonresident licensee. In the past three years any changes to such provisions were either minor or not specifically related to the topics covered by this survey.

All jurisdictions generally require a nonresident corporation to obtain a certificate of authority or similar registration before it may conduct business in the jurisdiction.

Portability Provisions

Portability provisions are fairly rare. Sixteen percent of the jurisdictions address what happens if a resident licensee moves out of state, and all require some form of reapplication as a nonresident licensee. Fifteen percent discuss a resident licensee's rights to sell out-of-state real estate, generally under subdivision laws, and most of these jurisdictions require a specific registration. Although no state has generally applicable portability provisions, those that permit reciprocity agreements have an implicit or explicitly stated method of ensuring that their licensees will be able to obtain licenses more easily in other jurisdictions.

Alabama

Alabama, Affiliation with Resident Broker

A nonresident broker need not affiliate with a resident broker in order to secure an Alabama license. However, a nonresident broker licensed in another state may act as a co-broker with an Alabama licensed broker, provided the following requirements are met:

- the broker must execute a written agreement identifying each parcel concerned;
- the state in which the nonresident broker is licensed must offer the same privileges to Alabama licensees;
- the Alabama licensee must file a copy of any written agreements with the Commission within 10 days of execution if the agreement involves any of the acts delineated in Ala. Code § 34-27-30;
- the Alabama broker must supervise all showings and negotiations related to any Alabama property;

- any advertisement of Alabama real estate must include the name of the Alabama broker; and
- the Alabama broker is liable for the acts of the nonresident broker.

Statutory section enacted 1988; regulation amended 1985.

[Ala. Code § 34-27-3 \(2019\)](#); [Ala. Admin. Code r. 790-X-1-.05 \(2019\)](#)

Alabama, Broker License Reciprocity

In order to obtain an Alabama license, a person who holds a current broker license in a qualifying state must:

- complete and submit a reciprocal license application;
- submit an official licensure certificate obtained from the qualifying state within the 120 days immediately prior to the issuance of an Alabama license;
- submit information required for both state and national criminal history background checks and fingerprints to the Commission;
- sign an affidavit submitting to the jurisdiction of the Commission and appointing the Executive or Assistant Executive Director of the Commission as agent for service of process; and
- show proof of completing continuing education or proof that the qualifying state license remains active in that state.

"A qualifying state is one in which the applicant completed prelicense course work and passed a comprehensive examination which contained general real estate in addition to state law."

An applicant must:

- show proof that he or she has completed at least six hours of Commission-approved course work in Alabama real estate, and
- pass the reciprocal broker prelicense examination offered by the testing agency under contract with the Commission.

Military spouses who are reciprocal license applicants are subject to the above provisions except that, "after first filing with the Commission a complete application, certification of licensure from their qualifying state, and proof of their spouse's active service, they shall have their initial license fee waived and their reciprocal licenses expedited." A broker license will be issued under a temporary status of no longer than 180 days provided education, examination and any remaining requirements will be met during that time. Upon the completion of all reciprocal licensing requirements, a full license will be issued.

For additional details regarding reciprocal license requirements, see Ala. Admin. Code r. 790-X-1-.18.

Statutory section amended 2016; regulation amended 2019.

[Ala. Code § 34-27-32\(a\)\(6\), \(b\)\(1\) \(2018\); Ala. Admin. Code r. 790-X-1-.18 \(2019\)](#)

Alabama, In-State License Portability

No applicable provisions were located.

Alabama, In-State Office Requirements

A nonresident broker need not have an in-state office. However, a foreign entity may not transact business in Alabama until it registers with the Secretary of State. The registration requires each foreign filing entity that does not maintain a place of business in Alabama to designate and continuously maintain a registered agent and a registered office in Alabama.

Statutes amended 2019.

[Ala. Code §§ 10A-1-5.3, -7.01, -7.04 \(2018\)](#) (all as amended by [2019 Ala. Acts 125 \(H.B. 72\)](#))

Alabama, License to do Business Requirement

A foreign entity transacting business in Alabama may not maintain an action, suit, or proceeding in any Alabama court until it has registered. A foreign entity's failure to register in Alabama does not impair the validity of any of its contracts or acts or prevent the foreign entity from defending an action, suit, or proceeding in an Alabama court.

Section 10A-1-7.21 amended 2012.

[Ala. Code § 10A-1-7.21 \(2018\)](#)

Alabama, Other Relevant Provisions

MILITARY SPOUSES

An eligible individual who possesses a valid license or certificate in another state, district, or U.S. territory, or in any branch of the U.S. Armed Forces, including the National Guard, with licensing or certification requirements greater than or substantially similar to those of the Real Estate Commission shall be approved to continue work in his or her profession upon relocation to Alabama for such time as normally allotted with receipt of a license or certificate from the Commission; provided, that upon completion of an application that documents compliance with the Commission's requirements for a license, the Commission must expedite the application according to statute, promulgated rules, or if applicable, at the next scheduled licensure proceeding for an eligible individual.

"Eligible individual" is an individual who:

- is the spouse of an active duty reserve, or transitioning member of the U.S. Armed Forces, including the National Guard, or a surviving spouse of a service member who, at the time of his or her death, was serving on active duty, who is relocated to and stationed in Alabama under official military orders;

- has not committed or participated in an act that would constitute grounds for refusal, suspension, or revocation of a professional license or certificate; and
- has not been disciplined by an authorized entity or under investigation, in any jurisdiction, in relation to a professional license or certificate.

The Commission may establish reciprocity with other states for military spouse professional licensing and certification.

A "transitioning service member" is a member of the U.S. Armed Forces, including the National Guard, on active duty status or on separation leave who is within 24 months of retirement.

Section 31-1-6 amended 2018.

[Ala. Code § 31-1-6](#) (as amended by [Ala. Act 2018-540 \(HB 388\)](#))

Alabama, Salesperson License Reciprocity

In order to obtain an Alabama license, a person who holds a current salesperson license in another state must:

- complete a reciprocal license application,
- submit the application and an official licensure certificate,
- submit information required for both state and national criminal history background checks and fingerprints to the Commission;

- sign an affidavit submitting to the jurisdiction of the Commission and appointing the Executive or Assistant Executive Director of the Commission as agent for service of process, and
- show proof of completing continuing education or proof that the other state license remains active in that state.

The applicant must:

- show proof that he or she has completed at least six hours of Commission-approved course work in Alabama real estate; and
- pass the reciprocal salesperson prelicense examination offered by the testing agency under contract with the Commission.

Military spouses who are reciprocal license applicants are subject to the above provisions except that, "after first filing with the Commission a complete application, certification of licensure from their qualifying state, and proof of their spouse's active service, they shall have their initial license fee waived and their reciprocal licenses expedited." A salesperson license will be issued under a temporary status of no longer than 180 days provided education, examination and any remaining requirements will be met during that time. Upon the completion of all reciprocal licensing requirements, a full license will be issued.

For additional details regarding reciprocal license requirements, see Ala. Admin. Code r. 790-X-1-.18.

Statutory section amended 2016; regulation amended 2019.

[Ala. Code § 34-27-32\(a\)\(6\), \(b\)\(1\) \(2018\)](#); [Ala. Admin. Code r. 790-X-1-.18 \(2019\)](#)

Alaska

Alaska, Affiliation with Resident Broker

Alaska does not appear to have a residency requirement, so no specific provision addresses nonresident licensees' affiliation with resident brokers.

Alaska, Broker License Reciprocity

Alaska grants a broker license to a nonresident who holds an active equivalent license issued by another state if the licensee:

- passes the portion of the examination that examines Alaska law;
- otherwise meets the broker requirements set forth in Alaska Stat. § 08.88.171(a) (broker) or § 08.88.171(b) (associate broker), as applicable;
- satisfies the educational requirements of § 08.88.095(a) if the applicant has not held the other state's license for at least one year;
- worked as a real estate licensee as a principal occupation; and
- provides an affidavit stating that the applicant has, within the previous six months, either owned a real estate business, been employed as a broker by a corporation or partnership, or been actively licensed as a broker or as an associate broker under another broker.

The licensee must have the other state's licensing authority send a license-status certification directly to the Alaska commission.

Statutory section amended 2005; regulation amended 2010.

[Alaska Stat. § 08.88.263 \(2018\)](#); [Alaska Admin. Code tit. 12, § 64.061 \(2019\)](#)

Alaska, In-State License Portability

No applicable provisions were located.

Alaska, In-State Office Requirements

A licensed broker must have an in-state office, registered with the Alaska Real Estate Commission.

A broker with an active license must:

- maintain in Alaska one or more trust accounts and records of all real estate transactions conducted in the state; and
- provide for acceptance of legal service at the business address registered with the commission.

Regulation 64.115, which previously set similar minimum requirements for a broker's in-state office, has been repealed.

Regulation 64.110 amended 2010; r. 64.059 amended 2019; r. 64.115 repealed 2009.

[Alaska Admin. Code tit. 12, §§ 64.059\(e\)\(2\), .110 \(2019\)](#)

Alaska, License to do Business Requirement

A foreign corporation may not conduct business within Alaska until it receives a certificate of authority from the Alaska Commissioner of Commerce and Economic Development.

Section enacted 1988.

[Alaska Stat. § 10.06.705 \(2018\)](#)

Alaska, Other Relevant Provisions

MILITARY MEMBERS AND SPOUSES

The Real Estate Commission may issue a temporary courtesy license to the spouse of an active duty member of the U.S. armed forces. An application must include evidence that the applicant:

- is married to and living with a member of the armed forces who is on active duty and assigned to a duty station in Alaska under official active duty military orders;
- holds a current license or certificate in another state, district, or territory of the United States with requirements that are equivalent to those established Alaska law;
- if required, has been fingerprinted and has provided the fees required by the Department of Public Safety for criminal justice information and a national criminal history record check;
- has not committed an act in any jurisdiction that would have constituted grounds for the refusal, suspension, or revocation of a license or certificate under Alaska law at the time the act was committed;
- has not been disciplined by a licensing or credentialing entity in another jurisdiction and is not the subject of an unresolved complaint, review procedure, or disciplinary proceeding conducted by a licensing or credentialing entity in another jurisdiction; and
- pays any required fees.

The Commission must expedite the procedure for issuance of such a license. A temporary courtesy license is valid for 180 days and may be extended at the discretion of the Commission for one additional 180-day period.

Additionally, if the Commission issues temporary licenses or certificates, it must issue a temporary license or certificate to a person who:

- applies in the prescribed manner;
- meets the requirements in Alaska Stat. § 08.01.063(a)(3) — (6); and

- while in the armed forces of the United States or any state, (a) held a current license or certificate in another state, district, or territory of the United States, practiced in the area of real estate, and maintained the license or certificate in active status before and at the time of application; or (b) was awarded a degree, diploma, or certificate by a branch of the armed forces of the United States or any state, that met standards for an equivalent license or a certificate of technical training.

The Commission must expedite the procedure for issuance of such a license or certificate for an applicant who is on active duty. The license or certificate is valid for 180 days and may be extended one additional 180-day period.

Section 08.01.063 enacted 2011; § 08.01.064 enacted 2013.

[Alaska Stat. §§ 08.01.063, .064 \(2018\)](#)

Alaska, Salesperson License Reciprocity

Alaska grants a salesperson license to a nonresident who holds an active equivalent license issued by another state if the licensee:

- passes the portion of the examination that examines Alaska law;
- otherwise meets the salesperson requirements set forth in Alaska Stat. § 08.88.171(c);
- satisfies the educational requirements of § 08.88.095(a) if the applicant has not held the other state's license for at least one year;
- worked as a real estate licensee as a principal occupation; and
- provides an affidavit stating that the applicant has, within the previous six months, been employed by or affiliated with a broker as a salesperson.

The licensee must have the other state's licensing authority send a license-status certification directly to the Alaska commission.

Statutory section amended 2005; regulation amended 2010.

[Alaska Stat. § 08.88.263 \(2018\)](#); [Alaska Admin. Code tit. 12, § 64.061 \(2019\)](#)

Arizona

Arizona, Affiliation with Resident Broker

No provision was located requiring affiliation with a resident broker, but acceptance of a license as a nonresident salesperson or broker is deemed to constitute irrevocable appointment of the Commissioner as the agent and attorney in fact of the licensee for acceptance of service of process in Arizona for any action arising out of licensing or real estate transactions, or any action that may result in payment from the real estate recovery fund.

Section enacted 1997.

[Ariz. Rev. Stat. § 32-2125.02\(A\) \(2019\)](#)

Arizona, Broker License Reciprocity

Arizona does not have broker licensing reciprocity with other states. Therefore, a broker applicant who holds a current equivalent license in another state must meet the qualifications of an in-state license applicant. However, the commissioner may waive all or a portion of the prelicensing course requirements, other than the 27-hour Arizona course, for an applicant who holds a current real estate license in another state. An applicant who currently holds at least an equivalent license in another state need not take the national portion of the real estate examination if the applicant has passed the national exam within the past five years.

Statutory section amended 2011; regulation amended 1999.

[Ariz. Rev. Stat. § 32-2124\(C\), \(J\) \(2019\)](#); [Ariz. Admin. Code R4-28-401 \(2019\)](#)

Arizona, In-State License Portability

No applicable provisions located.

Arizona, In-State Office Requirements

A nonresident broker need not maintain an Arizona office unless it employs a broker or salesperson in Arizona. However, a nonresident employing broker that maintains a principal office outside Arizona must:

- maintain a trust account or licensed escrow account in Arizona for amounts received from Arizona transactions;
- maintain, in Arizona, copies of all documents pertaining to any Arizona transactions;
- provide a written statement to the Department identifying the name, address, and telephone number of a person residing in Arizona who has possession of the records; and
- identify the physical location of the records.

If a licensed nonresident broker employs a licensed broker or salesperson in Arizona, the broker must establish an office in Arizona, appoint a branch manager, and submit a statement to the Department describing how the licensed employee will be supervised.

Statutory section enacted 1997; regulation amended 2005.

[Ariz. Rev. Stat. § 32-2125.02\(D\) \(2019\)](#); [Ariz. Admin. Code R4-28-302\(L\) \(2019\)](#)

Arizona, License to do Business Requirement

A corporate broker applicant must obtain a certificate of good standing from the Arizona Corporation Commission and must provide a written statement signed by the designated broker indicating that the corporation is qualified to do business in Arizona.

Regulation amended 2005.

[Ariz. Admin. Code R4-28-302\(C\) \(2019\)](#)

Arizona, Other Relevant Provisions

Ariz. Admin. Code R4-28-302(E) sets forth additional information required from broker applicants that are foreign entities.

MILITARY SPOUSES

A license or certificate must be issued at the same practice level as determined by the Real Estate Department, to a person who establishes residence in Arizona or without an examination to a person who is married to an active duty member of the U.S. armed forces and who is accompanying the member to an official permanent change of station to a military installation located in Arizona if the person:

- is currently licensed or certified in at least one other state and the license or certification is in good standing in all states in which the person holds a license or certification;
- has been licensed or certified by another state for at least one year;
- was licensed or certified by another state when "there were minimum education requirements and, if applicable, work experience and clinical supervision requirements in effect and the other state verifies that the person met those requirements in order to be licensed or certified in that state";
- previously passed an examination required for the license or certification.
- "has not had a license or certificate revoked and has not voluntarily surrendered a license or certificate in any other state or country while under investigation for unprofessional conduct";
- has not had discipline imposed by any other regulating entity;
- "does not have a complaint, allegation or investigation pending before another regulating entity in another state or country that relates to unprofessional conduct"; and
- pays all applicable fees.

These provisions do not apply to criteria for a license that is established by an interstate compact. A license issued under the above provisions is valid only in Arizona and does not make the person eligible to be part of an interstate compact.

OUR-OF-STATE APPLICANTS WHO ESTABLISH ARIZONA RESIDENCE

The above provisions also apply to a person who establishes residence in Arizona and who holds an out-of-state license.

Regulation amended 2005; statute amended 2019.

[Ariz. Admin. Code R4-28-302\(E\) \(2019\)](#); [Ariz. Rev. Stat. § 32-4302 \(2019\)](#)

Arizona, Salesperson License Reciprocity

Arizona does not have salesperson licensing reciprocity with other states. Therefore, an applicant who holds a current equivalent license in another state must meet the qualifications of an in-state license applicant. However, the Commissioner may waive all or a portion of the prelicensing course requirements, other than the 27-hour Arizona course, for an applicant who holds a current real estate license in another state. An applicant who currently holds at least an equivalent license in another state need not take the national portion of the real estate examination if the applicant has passed the national exam within the past five years.

Statutory section amended 2011; regulation amended 1999.

[Ariz. Rev. Stat. § 32-2124\(B\), \(J\) \(2019\)](#); [Ariz. Admin. Code R4-28-401 \(2019\)](#)

Arkansas

Arkansas, Affiliation with Resident Broker

A nonresident salesperson or associate broker must affiliate with a resident or nonresident principal broker licensed in Arkansas. If a nonresident licensee terminates his affiliation with a principal broker licensed by the Commission, the license of the nonresident automatically terminates until the nonresident places the license on inactive status or affiliates with another licensed broker.

Section enacted 1993.

Ark. Code § 17-42-305(a)(4)(A), (B) (LexisNexis 2019)

Arkansas, Broker License Reciprocity

A nonresident may obtain an Arkansas real estate broker license by:

- either meeting the requirements set forth in § 17-42-302 or showing satisfactory proof of a current active license in the applicant's resident jurisdiction, which must be a jurisdiction that offers Arkansas licensees opportunities for licensure substantially comparable to those offered by Arkansas to that jurisdiction's licensees;
- paying required fees;
- signing a statement that the applicant has read and agrees to abide by the Arkansas real estate license statutes and regulations;
- furnishing licensure certification and copies of any disciplinary actions taken against the applicant in all other jurisdictions; and
- filing with the Arkansas Real Estate Commission a writing that appoints the executive director as the licensee's agent for service of process.

Arkansas has entered into reciprocal agreements with the states listed [here](#).

Section enacted 1993.

Ark. Code § 17-42-305(a) (LexisNexis 2019)

Arkansas, In-State License Portability

The Arkansas Commission may enter into written agreements with other jurisdictions as necessitated by the laws of those jurisdictions to assure that Arkansas licensees have nonresident licensing opportunities comparable to those afforded by Arkansas to nonresidents.

Section enacted 1993.

Ark. Code § 17-42-305(b) (LexisNexis 2019)

Arkansas, In-State Office Requirements

A principal broker must maintain a place of business, but no provision requires that it be located in Arkansas. However, a license applicant must file with the Arkansas Real Estate Commission a writing that appoints the executive director to act as the licensee's agent for service. In such the written designation, the licensee must agree that

- any lawful process against the licensee that is served upon the executive director is of the same legal force and validity as if served upon the licensee, and
- the authority will continue as long as any liability remains outstanding in Arkansas.

Section 17-42-305 enacted 1993; § 17-42-309 amended 2005.

Ark. Code § 17-42-305(a)(6)(A), (D) (LexisNexis 2019); *see also* Ark. Code § 17-42-309(a) (LexisNexis 2019)

Arkansas, License to do Business Requirement

A foreign corporation may not transact business in Arkansas until it obtains a certificate of authority from the Secretary of State.

Section enacted 1987.

Ark. Code § 4-27-1501 (LexisNexis 2019)

Arkansas, Other Relevant Provisions

Disciplinary action by another licensing authority may be grounds for denying a license to a nonresident or suspending or revoking a license issued to a nonresident. The commission may also deny a license to an applicant whose resident license is in a jurisdiction that the commission deems not to have educational or experience requirements at least equal to those of Arkansas.

MILITARY MEMBERS AND SPOUSES

The Real Estate Commission must allow the following individuals to secure employment with a temporary license, certificate, or permit while completing the application process for full licensure if the individual is the holder in good standing of a substantially equivalent license, certificate, or permit issued by another state:

- an active duty military service member stationed in Arkansas;
- a returning military veteran applying within one year of his or her discharge from active duty; or
- the spouse of either of the above.

The Commission must expedite the process and procedures for full licensure for such individuals.

When considering an application for full licensure for such an active duty military service member or returning military veteran, the Commission must:

- consider whether or not the applicant's military training and experience in the area of licensure is substantially similar to experience or education required for licensure; and
- accept the applicant's military training and experience in the area of licensure in lieu of experience or education required for licensure if the the Commission determines the military training and experience is a satisfactory substitute for the required experience or education.

"Returning military veteran" means a former member of the U.S. Armed Forces who was discharged from active duty under circumstances other than dishonorable.

Effective July 24, 2019, the Real Estate Commission must grant automatic licensure to "an individual who is the holder in good standing of a substantially equivalent occupational license issued by another state, territory, or district of the United States and is:"

- an active duty military service member stationed in Arkansas;
- a returning military veteran (i.e. a former member of the U.S. Armed Forces who was discharged from active duty under circumstances other than dishonorable) applying for licensure within one year of his or her discharge from active duty; or
- the spouse of a either of the above.

"Automatic licensure" means the granting of licensure without an individual's having met occupational licensure requirements provided under Title 17 or by Commission rules.

However, the Commission may submit proposed rules recommending an expedited process and procedure for licensure instead of such automatic licensure to the Administrative Rules and

Regulations Subcommittee of the Legislative Council. If the proposed rules are not approved, the Commission must provide automatic licensure.

Section 17-42-305 enacted 1993; § 17-1-106 amended 2019.

Ark. Code §§ 17-1-106, 17-42-305(a)(5)(B), (c) (LexisNexis 2019)

Arkansas, Salesperson License Reciprocity

A nonresident may obtain an Arkansas real estate salesperson license by:

- either meeting the requirements set forth in § 17-42-302 or showing satisfactory proof of a current active license in the applicant's resident jurisdiction, which must be a jurisdiction that offers Arkansas licensees opportunities for licensure substantially comparable to those offered by Arkansas to that jurisdiction's licensees;
- paying required fees;
- signing a statement that the applicant has read and agrees to abide by the Arkansas real estate license statutes and regulations;
- furnishing licensure certification and copies of any disciplinary actions taken against the applicant in that or other jurisdictions; and
- filing with the Arkansas Real Estate Commission a writing that appoints the executive director as the licensee's agent for service of process.

Arkansas has entered into reciprocal agreements with the states listed [here](#).

Section enacted 1993.

Ark. Code § 17-42-305(a) (LexisNexis 2019)

California

California, Affiliation with Resident Broker

Because a nonresident licensee must maintain an office in California from which he conducts real estate business, simple affiliation with an existing broker is inadequate to support a California license.

Section amended 2014.

See [Cal. Bus. & Prof. Code § 10162 \(2018\)](#)

California, Broker License Reciprocity

Nonresidents may receive a California real estate license if:

- the nonresident meets the qualifications required of resident applicants, including maintaining a place of business in California;
- the jurisdiction in which the nonresident resides allows California applicants to qualify for and obtain real estate licenses, except that a foreign corporation need not meet this reciprocity requirement if its designated officer-broker is a California resident; and
- the nonresident applicant files with the Real Estate Commissioner an irrevocable consent providing that if personal service cannot be made in the state after exercising due diligence in any action brought against him in California, valid service may be made on Bureau of Real Estate.

Section amended 2014.

[Cal. Bus. & Prof. Code § 10151.5 \(2018\)](#)

California, In-State License Portability

No provisions were located specifically applicable to the portability of a California license.

California, In-State Office Requirements

A licensed real estate broker must maintain a place of business in California in which the licensee carries on business and displays his license. A licensee may not engage in licensed business activities from any location other than the California office shown on the license.

Section amended 2014.

[Cal. Bus. & Prof. Code § 10162 \(2018\)](#)

California, License to do Business Requirement

A foreign corporation may not transact intrastate business in California without first obtaining from the Secretary of State a certificate of qualification.

Section amended 2016.

[Cal. Corp. Code § 2105\(a\) \(2018\)](#)

California, Other Relevant Provisions

MILITARY MEMBERS AND SPOUSES

The Board must expedite the initial licensure process for an applicant who has served as an active duty member of the U.S. Armed Forces and was honorably discharged.

The Board must expedite the licensure process for an applicant who:

- supplies evidence that the applicant is married to, or in a domestic partnership or other legal union with, an active duty member of the U.S. Armed Forces who is assigned to a duty station in California under official active duty military orders; and
- holds a current license in another U.S. state, district, or territory.

Section 115.4 enacted 2014; § 115.5 enacted 2012.

[Cal. Bus. & Prof. Code §§ 115.4, .5 \(2018\)](#)

California, Salesperson License Reciprocity

Nonresidents may receive a California real estate license if:

- the nonresident meets the qualifications required of resident applicants, including maintaining a place of business in California;
- the jurisdiction in which the nonresident resides allows California applicants to qualify for and obtain real estate licenses, except that a foreign corporation need not meet this reciprocity requirement if its designated officer-broker is a California resident; and
- the nonresident applicant files with the Real Estate Commissioner an irrevocable consent providing that if personal service cannot be made in the state after exercising due diligence in any action brought against him in California, valid service may be made on the Bureau of Real Estate.

Section amended 2014.

[Cal. Bus. & Prof. Code § 10151.5 \(2018\)](#)

Colorado

Colorado, Affiliation with Resident Broker

No relevant provisions were located.

Colorado, Broker License Reciprocity

A nonresident may become a real estate broker in Colorado by conforming to all statutory conditions, except that the nonresident broker need not maintain a place of business in Colorado if the broker maintains a definite place of business in another state.

An applicant who has held a real estate license in a jurisdiction that administers a real estate broker's examination and who has been licensed for two or more years before his Colorado application may be issued a broker's license if the applicant establishes that he or she possesses qualifications substantially equivalent to Colorado's license examination requirements.

A nonresident licensee who has held a real estate license in another state must submit a licensing history certificate issued by each state in which the applicant is or was licensed as a real estate broker or salesperson. The certificate must be dated no more than 90 days before the application's submission date. If the individual is no longer licensed, the certificate must be dated after the expiration date.

A broker's license applicant who has been licensed as a broker in another state need complete only (a) 48 hours of classroom instruction on Colorado real estate contracts, and (b) that part of the 72-hour requirement that relates to real estate closings.

The Colorado Division of Real Estate notes on its ["Real Estate Broker License Partial Recognition Agreement & Reciprocity"](#) website that it has "partial recognition" of all 49 states and lists the jurisdictions with which it has "no recognition."

Statutes renumbered 2019; regulation renumbered 2019, effective Jan. 1, 2020.

Colo. Rev. Stat. Ann. §§ 12-10-203, -208 (LexisNexis 2019); [4 Colo. Code Regs. § 725-2 \(2.4\) \(2019\)](#)

Colorado, In-State License Portability

No relevant provisions were located.

Colorado, In-State Office Requirements

A nonresident broker need not maintain a place of business in Colorado if the broker maintains a "definite place of business" in another state.

However, if a broker has no registered agent in Colorado, the broker may be served by registered or certified mail, return receipt requested, addressed to the entity at its principal address.

Section amended 2008.

Colo. Rev. Stat. Ann. § 12-10-208 (LexisNexis 2019)

Colorado, License to do Business Requirement

A foreign corporation must file an application with the Secretary of State for authority to do business in Colorado.

Section 7-115-101 enacted 2003; § 7-90-801 amended 2007.

Colo. Rev. Stat. Ann. §§ 7-115-101, -90-801 (LexisNexis 2019)

Colorado, Other Relevant Provisions

A broker who is licensed in another state and who receives a share of a commission or a finder's fee on a "cooperative transaction" from a licensed Colorado real estate broker is not deemed to be a "real estate broker" under Colorado law.

Section 12-71-102 which addresses reciprocity/practice by military spouses does *not* apply to real estate licensees.

Section renumbered 2019.

Colo. Rev. Stat. Ann. § 12-10-201 (LexisNexis 2019)

Colorado, Salesperson License Reciprocity

As of January 1, 1997, the Colorado Real Estate Commission no longer issues real estate salesperson licenses.

An applicant for a broker's license who has been licensed as a real estate salesperson in another jurisdiction need complete only (a) 48 hours of classroom study on Colorado real estate contracts and (b) the state's 72-hour requirement relating to trust accounts, record-keeping, real estate closings, current legal issues, and practical applications.

Section renumbered 2019.

Colo. Rev. Stat. Ann. § 12-110-203 (LexisNexis 2019)

Connecticut

Connecticut, Affiliation with Resident Broker

A nonresident licensee need not affiliate with a resident broker, but nonresident applicants must file an irrevocable consent that “suits and actions may be commenced against such applicant” by service of process on the chairman of the Real Estate Commission.

Section amended 2016.

[Conn. Gen. Stat. § 20-317\(b\) \(2018\)](#)

Connecticut, Broker License Reciprocity

A current, valid real estate broker license issued by another state qualifies a currently practicing, competent broker for a Connecticut broker license, provided that

- the laws of the broker’s resident state require real estate brokers to pass written examinations,
- the broker’s resident state issues licenses to duly licensed Connecticut brokers without examination,
- the licensure requirements of the broker’s resident state are higher or substantially similar to Connecticut’s licensure requirements, and
- the broker has no pending disciplinary proceeding or unresolved complaints.

If the nonresident broker’s resident state does not meet the above requirements, the broker must pass the Connecticut portion of the real estate examination.

See "[License Reciprocity for Real Estate Salesperson and Broker Licensing](#)" for a list of states with which Connecticut has Mutual Recognition Agreements.

Section amended 2016.

[Conn. Gen. Stat. § 20-317\(a\) \(2018\)](#)

Connecticut, In-State License Portability

No applicable provisions located. However, Connecticut statutes provide that brokers selling out-of-state real estate to Connecticut residents must:

- file with the Department of Consumer Protection details of the property and a description of the promotional plan;
- file a license application and pay a filing fee of \$300 per subdivision, as well as \$300 for filing a consolidation or filing lots not included in the original filing;
- pay for costs of an inspection or investigation of the subdivision; and
- pay a license fee based on the number of units in the subdivision.

Sections amended 2013.

See [Conn. Gen. Stat. §§ 20-329d, -329e, -329f \(2018\)](#)

Connecticut, In-State Office Requirements

No applicable provisions were located.

Connecticut, License to do Business Requirement

A foreign corporation may not transact business in Connecticut until it obtains a certificate of authority from the Secretary of State.

Brokers selling certain real estate located out-of-state must appoint the Secretary of State to be the broker's attorney for service of process and must post bond in the amount determined by the Department of Consumer Protection.

Section 20-329c amended 2013; § 33-920 amended 2014.

[Conn. Gen. Stat. §§ 33-920; 20-329c \(2018\)](#)

Connecticut, Other Relevant Provisions

No applicable provisions were located.

Connecticut, Salesperson License Reciprocity

A current, valid real estate salesperson license issued by another state qualifies a currently practicing, competent salesperson for a Connecticut salesperson license, provided that

- the laws of the salesperson's resident state require real estate salespersons to pass written examinations,
- the salesperson's resident state issues licenses to duly licensed Connecticut salespersons without examination,
- the licensure requirements of the salesperson's resident state are higher or substantially similar to the Connecticut's licensure requirements, and
- the salesperson has no pending disciplinary proceeding or unresolved complaints.

If the nonresident salesperson's resident state does not meet the above requirements, the salesperson must pass the Connecticut portion of the real estate examination.

See "[License Reciprocity for Real Estate Salesperson and Broker Licensing](#)" for a list of states with which Connecticut has Mutual Recognition Agreements.

Section amended 2016.

[Conn. Gen. Stat. § 20-317\(a\) \(2018\)](#)

Delaware

Delaware, Affiliation with Resident Broker

No specifically relevant provisions were located.

However, Delaware regulations address affiliation requirements of out-of-state licensees. A licensed salesperson or broker from another jurisdiction may represent a client in a transaction involving Delaware property if the licensee affiliates with a Delaware licensee, as long as one of the following requirements is met:

- for one- to four-family residential properties, the Delaware licensee must perform all of the showings and negotiations, "with the licensee from another jurisdiction participating in discussions with the client as the client requests, in writing, with terms of compensation, if any, in writing"; or
- for property that is "not predominantly" one- to four-family residential property, the licensee from another jurisdiction must affiliate with a Delaware licensee and agree, in writing, as to the responsibilities of each broker and any compensation terms.

Regulation amended and renumbered 2015.

[24-2900 Del. Code Regs. § 8.7.7 \(2019\)](#)

Delaware, Broker License Reciprocity

Generally, the Commission will grant a license to a nonresident applicant who:

- pays the appropriate fee;
- submits an acceptable written application;
- presents proof of current licensure in "good standing" in another state, the District of Columbia, or a United States territory; and

- is in good standing.

An associate broker applicant must also meet the following requirements:

- be at least 23 years of age;
- have the required experience requirements;
- meet the required financial prerequisites; and
- have passed the state portion of the brokers' examination.

An applicant for a broker's license must meet the requirements for an associate broker and must:

- submit "verification of his or her responsibility for the day to day management and supervision of a brokerage organization"; and
- meet the required experience and education requirements.

If a disciplinary proceeding or unresolved complaint is pending, the Commission may not license the applicant until the proceeding or complaint has been resolved.

Every applicant who is applying for licensure in an office located outside of Delaware must give irrevocable consent that legal action may be brought against the applicant by service on any Commission member.

Delaware regulations more specifically provide that an associate broker applicant must have been actively licensed in Delaware or another jurisdiction for the five continuous years immediately

preceding the application. Also, if an applicant is actively licensed as a broker in another jurisdiction, broker pre-licensing course hours completed in the other jurisdiction may be applied to Delaware's course hour requirement. If the applicant is currently or has ever been licensed in another jurisdiction, the application must include a licensure history from each licensing jurisdiction dated within 30 days of the application's date.

Delaware's regulations also require an associate broker applicant to provide "a list of at least thirty sale or lease transactions completed by the applicant in a licensed capacity within the 5 years immediately preceding application." A broker applicant must meet the requirements of Rules 4.3 (escrow account requirements) and 5.3 (the associate broker requirements).

Statutory section amended 2011; regulations amended and renumbered 2012.

[Del. Code tit. 24, § 2909\(a\), \(c\), \(d\), \(e\), \(f\) \(2019\); 24-2900 Del. Code Regs. §§ 3.1, 3.2.1, 3.4.1.2, 5.1, 5.3, 5.4 \(2019\)](#)

Delaware, In-State License Portability

No specifically applicable provisions were located.

Delaware, In-State Office Requirements

A nonresident licensed broker or salesperson need not maintain a place of business in Delaware. However, a nonresident applicant for a real estate license must file an irrevocable consent that permits the commission to be served with process in an action against the nonresident.

Section amended 2011.

[Del. Code tit. 24, § 2909\(f\) \(2019\)](#)

Delaware, License to do Business Requirement

A foreign corporation may not conduct business in Delaware until the Secretary of State has qualified it to do business in Delaware.

Section amended 2013.

[Del. Code tit. 8, § 371 \(2019\)](#)

Delaware, Other Relevant Provisions

Delaware regulations explicitly address continuing education for all new licensees who were licensed through reciprocity. The amount of continuing education is based on length of licensure and ranges from no required continuing education for fewer than six months of licensure to 21 hours of required continuing education after 24 months of licensure.

MILITARY MEMBERS AND SPOUSES

A qualifying person or the spouse of a qualifying person may apply for a nonrenewable provisional license or permit issued by the Real Estate Commission, effective for a period up to six months during the pendency of an application for a permit or license by endorsement or reciprocity. The applicant must submit the documentation and information necessary for endorsement or reciprocity of the same permit or license and pay all applicable fees. An application must be accompanied by a copy of official verification that he or she is a qualifying person or the spouse of a qualifying person, and that the qualifying person is assigned to a duty station in Delaware.

The applicant must be the holder of an active license or permit in good standing in another state, District of Columbia, or U.S. territory in which the requirements for licensure or certification are substantially similar to Delaware, with no unresolved complaint, review procedure, or disciplinary proceeding.

"Qualifying person" means an individual who is a member of the active duty military, National Guard, or military reserve, retired military, or a military veteran.

Statute amended 2019; regulation amended 2017.

[Del. Code Ann. tit. 29, § 8735\(p\)\(7\), \(r\) \(2019\); 24-2900 Del. Code Regs. § 13.2.2 \(2019\)](#)

Delaware, Salesperson License Reciprocity

The Commission will grant a license to an applicant who:

- pays the appropriate fee;

- submits an acceptable written application;
- presents proof of current licensure in "good standing" in another state, the District of Columbia, or a United States territory; and
- is in good standing.

A salesperson applicant must also meet one of the following criteria:

- present proof of (a) at least three years of continuous licensure preceding the application date in the other jurisdiction; (b) completion of the required number of real estate service transactions during those three years; and (c) having passed the state portion of the Delaware licensing examination; or
- have successfully completed "the Delaware law portion of the prelicensing course and passed the state portion of the Delaware licensing examination"; or
- have successfully completed "the equivalent of the prescribed prelicensing education" for Delaware in the other jurisdiction and passed the state portion of the Delaware licensing examination.

If a disciplinary proceeding or unresolved complaint is pending, the Commission may not license the applicant until the proceeding or complaint has been resolved.

Every applicant who is applying for licensure in an office located outside of Delaware must give irrevocable consent that legal action may be brought against the applicant by service on any Commission member.

Delaware regulations more specifically provide that if a salesperson applicant is or has been licensed in another jurisdiction, he or she must provide a licensure history from each licensing jurisdiction dated within 30 days of the application's date.

In addition to meeting the statutory requirements, a salesperson applicant must also provide a list of at least 20 sale or lease transactions that the applicant has completed in a licensed capacity within the three years immediately preceding the application.

Statutory section amended 2011; regulations amended and renumbered 2012.

[Del. Code tit. 24, § 2909\(a\), \(b\), \(e\), \(f\) \(2019\); 24-2900 Del. Code Regs. §§ 2.3.1.2, 5.1, 5.2 \(2019\)](#)

District of Columbia

District Of Columbia, Affiliation with Resident Broker

No relevant provisions were located.

District Of Columbia, Broker License Reciprocity

The District of Columbia has limited reciprocity with Maryland and Virginia. In order to obtain a broker's license, applicants from Maryland or Virginia must:

- take a Board-approved D.C. Fair Housing course; and
- pass the D.C. real estate licensing exam.

An applicant for a broker's license is deemed to have experience equivalent to that required by the District:

- if the applicant has been both licensed and actively engaged in business as real estate broker or salesperson in the District or elsewhere for at least one year immediately preceding the application's filing date; and
- if the applicant does not have the required two years' experience, the applicant has been actively engaged in the real estate business for two continuous years or more before the date he or she received his or her real estate license and actively involved in six verified real estate transactions per year as a builder, investor, land or condominium developer, attorney, or certain other related occupations.

Applicants for real estate brokers "shall be granted a license by waiver or reciprocity" upon submitting an application that includes proof that:

- the applicant is licensed or certified in the same profession or occupation;
- the license or certification is in good standing;
- the license or certification is from a jurisdiction had standards that were at least as high as the standards required by the District; and
- the jurisdiction admits professionals licensed by the District in the same manner.

Guide revised 2013; regulation 2611 amended 2005; r. 2601 amended 2010.

[D.C. Real Estate Comm'n, *Step-by-Step Guide on Licensing Procedures* \(Sept. 2013\); D.C. Mun. Regs., tit. 17, §§ 2601.9, .10; 2611.1 \(2019\)](#)

District Of Columbia, In-State License Portability

No applicable provisions located.

District Of Columbia, In-State Office Requirements

No provision was located requiring a nonresident licensee to maintain an office in D.C.

District Of Columbia, License to do Business Requirement

No relevant provisions were located.

District Of Columbia, Other Relevant Provisions

The D.C. Code restricts payments to parties not licensed in D.C. However, that restriction does not apply to the payment of a referral fee by a D.C. real estate broker to a "nonresident cooperating real estate broker" who is licensed in his or her own jurisdiction.

Section enacted 1999.

[D.C. Code Ann. § 47-2853.197\(38\) \(2019\)](#)

District Of Columbia, Salesperson License Reciprocity

The District of Columbia has limited reciprocity with Maryland and Virginia. A salesperson may obtain a D.C. license through reciprocity, if the applicant:

- takes a Commission-approved D.C. Fair Housing course; and
- passes the D.C. real estate licensing exam.

Applicants for licensure as real estate salespersons "shall be granted a license by waiver or reciprocity" upon submitting an application that includes proof that:

- the applicant is licensed or certified in the same profession or occupation;
- the license or certification is in good standing;
- the license or certification is from a jurisdiction with standards that were at least as high as the standards required for licensure or certification in the District; and
- the jurisdiction admits professionals licensed by the District in the same manner.

Guide revised 2013; regulation 2611 amended 2005; r. 2602 amended 2013.

[D.C. Real Estate Comm'n, *Step-by-Step Guide on Licensing Procedures* \(Sept. 2013\); D.C. Mun. Regs., tit. 17, §§ 2602.6, 2611.1 \(2019\)](#)

Florida

Florida, Affiliation with Resident Broker

No relevant provisions were located.

Florida, Broker License Reciprocity

If the Commission determines that another jurisdiction does not offer a nonresident license to Florida licensees substantially comparable to those afforded by Florida to licensees of that jurisdiction, the commission will generally require licensees of that jurisdiction to meet the education, experience, and examination requirements comparable to those required by that jurisdiction with respect to Florida licensees.

Fla. Admin. Code Ann. r. 61J2-26.001 requires a nonresident seeking a Florida license under § 475.180 to take a written examination covering general real estate license law. The regulation emphasizes that the examination will be required of all applicants for nonresident licensure. Fla. Admin. Code Ann. r. 61J2-26.003 similarly requires a non-resident with a Florida license obtained under § 475.180 to satisfy the post-license and continuing education requirements described in detail in the regulation.

Statutory section amended 2012; regulations adopted 1994.

[Fla. Stat. § 475.180\(1\), \(2\)\(c\) \(2019\)](#); [Fla. Admin. Code Ann. r. 61J2-26.001, .003 \(2019\)](#)

Florida, In-State License Portability

A resident licensee who becomes a nonresident must, within 60 days, notify the commission of the change in residency and comply with nonresident requirements.

The Commission may enter into written agreements with similar licensing authorities of other states to ensure that Florida licensees have nonresident licensure opportunities comparable to those afforded to nonresidents by Florida law.

Section amended 2012.

[Fla. Stat. § 475.180\(1\), \(2\)\(b\) \(2019\)](#)

Florida, In-State Office Requirements

An active broker must maintain an office, indicated with a sign at the entrance of the principal office and each branch office. If a broker's registered office is located outside of Florida, prior to registering the office, the

broker must agree in writing to cooperate with any investigation initiated in accordance with Florida statutes or rules.

As of May 4, 2012, Florida statutes no longer require a nonresident applicant to file an irrevocable consent that actions may be brought against the applicant in any Florida county in which the plaintiff resides.

Section 475.180 amended 2012; § 475.22 amended 2003.

[Fla. Stat. §§ 475.180\(2\)\(a\), .22 \(2019\)](#)

Florida, License to do Business Requirement

A foreign corporation may not transact business in Florida until it has obtained a certificate of authority from the Secretary of State.

Section amended 2019.

[Fla. Stat. § 607.1501\(1\) \(2019\)](#)

Florida, Other Relevant Provisions

The Department may not issue a license to an applicant under investigation in another state for an act that would constitute a violation of Florida real estate licensing laws, until the investigation is complete and disciplinary proceedings have terminated.

No commission contract is valid unless the broker or salesperson has complied with Florida licensing laws at the time he performed the act or service.

Military members and their spouses

The Department must issue a professional license to an applicant who is or was an active duty member of the U.S. Armed Forces, or who is a spouse or surviving spouse of such member, upon application. An application must include proof that the applicant:

- is or was an active duty member of the U.S. Armed Forces or is married to a member of the Armed Forces and was married to the member during any period of active duty or was married to such a member who at the time of death was serving on active duty; provided an applicant who was an active duty member must have received an honorable discharge upon separation or discharge;
- holds a valid real estate license issued by another state, the District of Columbia, any U.A. possession or territory, or any foreign jurisdiction;
- has complied with insurance or bonding requirements; and
- has submitted a complete set of the applicant's fingerprints to the Department of Law Enforcement for a statewide criminal history check.

Section 475.181 amended 2006; § 475.41 amended 2003; § 455.02 amended 2018.

[Fla. Stat. Ann. §§ 455.02; 475.181\(3\), .41 \(2019\)](#)

Florida, Salesperson License Reciprocity

If the Commission determines that another jurisdiction does not offer a nonresident license to Florida licensees substantially comparable to those afforded by Florida to licensees of that jurisdiction, the commission will generally require licensees of that jurisdiction to meet the education, experience, and examination requirements comparable to those required by that jurisdiction with respect to Florida licensees.

Fla. Admin. Code Ann. r. 61J2-26.001 requires a nonresident seeking a Florida license under § 475.180 to take a written examination covering general real estate license law. The regulation emphasizes that the examination will be required of all applicants for nonresident licensure. Fla. Admin. Code Ann. r. 61J2-26.003 similarly requires a non-resident with a Florida license obtained under § 475.180 to satisfy the post-license and continuing education requirements described in detail in the regulation.

Statutory section amended 2012; regulations adopted 1994.

[Fla. Stat. § 475.180\(1\), \(2\)\(c\) \(2019\)](#); [Fla. Admin. Code Ann. r. 61J2-26.001, .003 \(2019\)](#)

Georgia

Georgia, Affiliation with Resident Broker

A nonresident individual salesperson or associate broker must affiliate with a resident or nonresident broker.

Section amended 2003.

Ga. Code. § 43-40-9(c)(4) (LexisNexis 2019)

Georgia, Broker License Reciprocity

Georgia grants a broker license to a nonresident who is a licensed broker in another state if the applicant complies with Ga. Code. Ann. § 43-40-9. Pursuant to § 43-40-9, a nonresident applicant must meet any requirements established by the commission, which may include

- showing proof of current licensure in the applicant's state of residence,
- paying the required fees,
- signing a statement that the applicant has read and agrees to abide by Ga. Stat. Ann. ch 43-40 and all related rules and regulations,
- affiliating with a resident or nonresident broker if the applicant is an associate broker or a salesperson,
- providing all documentation required by the commission regarding licensure in any other state and copies of records of disciplinary action taken in any state against the applicant's license,

- filing a written designation appointing the commissioner as the licensee's agent for service of process, and
- agreeing in writing to cooperate with any investigation by the commission by promptly supplying requested documents and personally appearing at any Georgia location as requested by the commission's investigator.

A license will not be issued to an officer of a corporation until the corporation qualifies for a broker's license.

Pursuant to Georgia's regulations, a candidate for a nonresident license may obtain a Georgia license without further examination or education if he or she provides, from the licensing body of each state in which he or she has a license, an original certification showing that the candidate:

- has passed an examination for that type of license;
- has met all prelicense and continuing education requirements required by that state;
- is licensed in good standing; and
- has not had any formal disciplinary action imposed by the other state's licensing body.

A candidate whose certification from the other state does not comply with all of the above conditions must take and pass the qualifying examination for a Georgia license. The Commission, in its discretion, may choose to accept an electronic form of the other state's certified data.

No more than 60 days before application, a candidate for licensure who has not lived in Georgia, must provide, at his or her expense, a certified criminal history report from his or her resident state, province, or territory. That report must be the equivalent of the certified criminal history report issued by the Georgia Crime Information Center of the Georgia Bureau of Investigation, which indicates whether the candidate has any criminal history record. If the applicant is unable to obtain such a report, the applicant must, at his or her expense, provide any necessary fingerprints, fees, authorization, or other requirements for the Commission to obtain a Federal Crime Information Center report from the Federal Bureau of Investigation.

The Georgia Real Estate Commission notes that "[s]ince Florida does not grant full reciprocity to Georgia licensees, Georgia law requires that the Commission impose on applicants from Florida requirements which are substantially equivalent to the requirements which Florida imposes on Georgia licensees seeking non-resident licensure." Therefore, Florida licensees must take and pass the state portion of the qualifying examination for the Georgia license. The applicant must also submit with the examination application, an original certified copy of his or her license history that is not more than one year old.

Section 43-40-9 amended 2003; regulation amended 2017.

Ga. Code § 43-40-9(c) (LexisNexis 2019); [Ga. Comp. R. & Regs. 520-1-.04 \(2019\)](#); [Ga. Real Estate Comm'n, *Classification by Reciprocity* \(last visited Oct. 24, 2019\)](#)

Georgia, In-State License Portability

No specifically applicable provisions were located.

However, the commission has the discretion to enter into written agreements with similar licensing authorities of other states to assure for Georgia licensees nonresident licensure opportunities comparable to those afforded to nonresidents in Georgia.

Also, licensees who remove their residency from Georgia to another state may qualify for nonresident licensure in accordance with Ga. Code § 43-40-9 only if they:

- apply to change their status from resident to nonresident;
- sign a Consent to Jurisdiction; and
- sign an agreement to cooperate with any Commission investigation.

Licensees who move from Georgia to another state may elect to place their Georgia licenses on inactive status to avoid termination. Licensees who elect inactive status may not conduct brokerage business in Georgia until they have again become Georgia residents and have complied with the state's reactivation provisions or have qualified for nonresident licensure.

No Georgia licensee may perform any broker acts on property located in another state without first being properly licensed in that state or otherwise fully complying with the requirements set forth in rule 520-1-.04.

Statutory section enacted 2003; regulation 520-1-.05 amended 2014; 520-1-.04 amended 2017.

Ga. Code § 43-40-9(d), (e)(2) (LexisNexis 2019); [Ga. Comp. R. & Regs. r. 520-1-.04, -.05 \(2019\)](#)

Georgia, In-State Office Requirements

No provision was located requiring a nonresident licensee to maintain an in-state office.

Georgia, License to do Business Requirement

A nonresident corporation or limited liability company must obtain and maintain a certificate of authority to transact business in Georgia.

Section amended 2003.

Ga. Code § 43-40-9(c)(4) (LexisNexis 2019)

Georgia, Other Relevant Provisions

COOPERATIVE AGREEMENTS

A broker licensed in another state may enter into a written contract with a Georgia broker to conduct brokerage activities in Georgia without first obtaining a Georgia license, as long as the agreement provides:

- procedures to be followed if the out-of-state broker performs any broker acts on Georgia real property;
- how the brokers will divide earned commissions;
- that all listing agreements for Georgia property in which the out-of-state broker will participate are in the Georgia broker's name;
- that any negotiations between the out-of-state broker and the Georgia broker's clients will be conducted only with the express permission of the Georgia broker;
- that any advertisement of Georgia property will identify the listing Georgia broker;
- that any contracts or offers on Georgia property will clearly identify the Georgia broker and the out-of-state broker, with the statement that the latter is not licensed in Georgia;
- that any contracts or offers on Georgia property must be construed under Georgia law;
- that the superior courts of Georgia have jurisdiction over any action brought against either broker as a result of any contracts or offers on Georgia property;
- that trust funds obtained in any transaction involving Georgia real property by an out-of-state broker will be held in the Georgia broker's trust account unless otherwise agreed by the parties having an interest in the trust funds; and
- any other matters that the commission may require.

FEE SHARING

A licensed Georgia broker may share a real estate commission with a broker who is licensed in another state and who acted only as a referral agent and was not involved in the actual negotiations, execution of documents, or any other brokerage activity.

LICENSE RENEWAL

A nonresident licensee whose license lapses for failure to pay a renewal fee may reactivate his or her license by paying the fee required of an original applicant, provided the licensee has:

- maintained an active license in his or her state during the period that his or her Georgia license lapsed; and
- met the other state's continuing education requirements.

MILITARY SPOUSES

No later than July 1, 2017, each professional licensing board must adopt rules and regulations implementing a process by which military spouses and transitioning service members may qualify for temporary licenses, licenses by endorsement, expedited licenses, or a combination thereof for each profession or business for which a license is issued. Such process may include the issuance of a license to an applicant based upon such applicant:

- holding a license from another state for which the training, experience, and testing substantially meet or exceed the Georgia requirements to obtain a license; and
- obtaining a specialty, certification, training, or experience in the military while a service member which substantially meets or exceeds the requirements to obtain a license in Georgia.

'Transitioning service member' means "a member of the military on active duty status or on separation leave who is within 24 months of retirement or 12 months of separation. "

"Effective July 1, 2017, military spouses and transitioning service members may qualify for expedited processing of any license application submitted to the [Real Estate] Commission by showing that the applicant is a military spouse or transitioning service member and that the applicant has paid the fee and meets the requirements for a license under the law and rules for the type of license for which the applicant has applied."

Section 43-40-9 amended 2003; § 43-40-12 amended 2007; § 43-1-34 enacted 2016.

Ga. Code §§ 43-1-34; 43-40-9(e)(1), (3), -12 (LexisNexis 2019)

Georgia, Salesperson License Reciprocity

Georgia grants a salesperson license to a nonresident who is licensed in another state if the applicant complies with Ga. Code. Ann. § 43-40-9. Pursuant to § 43-40-9, a nonresident applicant must meet any requirements established by the commission, which may include:

- showing proof of current licensure in the applicant's state of residence;
- paying the required fees;
- signing a statement that the applicant has read and agrees to abide by Ga. Stat. Ann. ch 43-40 and all related rules and regulations;
- affiliating with a resident or nonresident broker if the applicant is an individual salesperson or associate broker;
- providing all documentation required by the commission regarding licensure in any other state and copies of records of disciplinary action taken in any state against the applicant's license;
- filing a written designation with the commission appointing the commissioner as the licensee's agent for service of process; and

- agreeing in writing to cooperate with any commission investigation by promptly supplying requested documents and personally appearing at any Georgia location as requested by the commission's investigator.

Pursuant to Georgia's regulations, a candidate for a nonresident license may obtain a Georgia license without further examination or education if he or she provides, from the licensing body of each state in which he or she has a license, an original certification showing that the candidate:

- has passed an examination for that type of license;
- has met all prelicense and continuing education requirements required by that state;
- is licensed in good standing; and
- has not had any formal disciplinary action imposed by the other state's licensing body.

A candidate whose certification from the other state does not comply with all of the above conditions must take and pass the qualifying examination for a Georgia license. The Commission, in its discretion, may choose to accept an electronic form of the other state's certified data.

No more than 60 days before application, a candidate for licensure who has not lived in Georgia, must provide, at his or her expense, a certified criminal history report from his or her resident state, province, or territory. That report must be the equivalent of the certified criminal history report issued by the Georgia Crime Information Center of the Georgia Bureau of Investigation, which indicates whether the candidate has any criminal history record. If the applicant is unable to obtain such a report, the applicant must, at his or her expense, provide any necessary fingerprints, fees, authorization, or other requirements for the Commission to obtain a Federal Crime Information Center report from the Federal Bureau of Investigation.

The Georgia Real Estate Commission notes that "[s]ince Florida does not grant full reciprocity to Georgia licensees, Georgia law requires that the Commission impose on applicants from Florida requirements which are substantially equivalent to the requirements which Florida imposes on Georgia licensees seeking non-resident licensure." Therefore, Florida licensees must take and pass

the state portion of the qualifying examination for the Georgia license. The applicant must also submit with the examination application, an original certified copy of his or her license history that is not more than one year old.

Section 43-40-9 amended 2003; regulation amended 2017.

Ga. Code § 43-40-9(c) (LexisNexis 2019); [Ga. Comp. R. & Regs. 520-1-.04 \(2019\)](#); [Ga. Real Estate Comm'n, Classification by Reciprocity \(last visited Oct. 24, 2019\)](#)

Guam

Guam, Affiliation with Resident Broker

No relevant provisions were located.

Guam, Broker License Reciprocity

No relevant provisions were located.

Guam, In-State License Portability

No relevant provisions were located.

Guam, In-State Office Requirements

No specifically relevant provisions were located, but a licensed real estate broker must have and maintain a definite place of business in Guam.

Section enacted 1972.

[21 Guam Code § 104228 \(2019\)](#)

Guam, License to do Business Requirement

No foreign corporation may transact business in Guam until it has obtained a business license and a certificate of authority from the Director of Revenue and Taxation.

Section amended 2003.

[18 Guam Code § 7102 \(2019\)](#)

Guam, Other Relevant Provisions

A licensed broker may pay a commission to a broker of another territory or state.

The Commissioner may grant an original real estate broker's license only to a person who is a citizen of the United States.

Sections enacted 1972.

[21 Guam Code §§ 104202, 104110 \(2019\)](#)

Guam, Salesperson License Reciprocity

No relevant provisions were located.

Hawaii

Hawaii, Affiliation with Resident Broker

Hawaii regulations appear to require a licensee to be affiliated with a principal broker or a broker in charge.

Regulation amended 2016.

See, e.g., [Haw. Admin. R. § 16-99-5\(f\) \(2019\)](#)

Hawaii, Broker License Reciprocity

An applicant taking the Hawaii licensing examination must be a citizen of the United States, not Hawaii. Hawaii does not provide reciprocity, but the Commission "may grant an equivalency for the experience requirement based on real estate license experience in another state with similar education requirements; provided that an out-of-state applicant shall have experience as a full-time licensed real estate salesperson with an active out-of-state brokerage firm, for at least three years within the five-year period immediately prior to the application for experience certificate; or possess a current, unencumbered outof-state real estate broker's license. All requests for equivalency to the experience requirement shall be submitted in writing together with all required documents of an official nature with the experience certification application."

The Commission may grant an equivalency to the respective education requirements for applicants for the broker license examinations for:

- those who hold a current license that was active within one year immediately prior to the date of application as a broker in another state with similar or superior education requirements as determined by the commission; and
- graduates of an accredited law school in the United States.

Statutory section 467-9.5 amended 2002; § 467-9.6 amended 1999; § 467-7.5 enacted 2004; regulations amended 2016; history of department website unknown.

[Haw. Rev. Stat. Ann. §§ 467-9.5, -9.6\(b\)\(1\), -7.5 \(2018\); Haw. Admin. R. §§ 16-99-19.2\(d\), -37 \(2019\); see Haw. Dep't of Commerce & Consumer Affairs, Real Estate Branch, *What if I am a licensed broker in a state other than Hawaii?* \(last visited Oct. 24, 2019\)](#)

Hawaii, In-State License Portability

An individual's license is placed on an involuntary inactive status if the principal broker moves out-of-state, and no commission-approved temporary principal broker or broker in charge has been designated.

Regulation amended 2016.

[Haw. Admin. R. § 16-99-5.1 \(2019\)](#)

Hawaii, In-State Office Requirements

A licensee who resides in another state is subject to receipt of service of process by the principal broker or broker in charge on the licensee's behalf.

Regulation amended 2016.

[Haw. Admin. R. § 16-99-5\(f\) \(2019\)](#)

Hawaii, License to do Business Requirement

A foreign corporation may not transact business in Hawaii until it obtains a certificate of authority.

Section enacted 2001.

[Haw. Rev. Stat. Ann. § 414D-271 \(2018\)](#)

Hawaii, Other Relevant Provisions

MILITARY SPOUSES

If a military spouse holds a current license in another state, or U.S. district, or territory with licensure requirements that the Commission determines are equivalent to or exceed those established by Commission, that military spouse shall receive a license pursuant to applicable statutes or requirements of the Commission regarding licensure by endorsement or reciprocity; provided that the military spouse:

- "[h]as not committed an act in any jurisdiction that would have constituted grounds for the limitation, suspension, or revocation of a license; has never been censured or had other disciplinary action taken; has not had an application for licensure denied; or has not refused to practice a profession or vocation for which the military spouse seeks licensure;"
- "[h]as not been disciplined by a licensing or credentialing entity in another jurisdiction; is not the subject of an unresolved complaint, review procedure, or disciplinary proceeding conducted by a licensing or credentialing entity in another jurisdiction; and has not surrendered membership on any professional staff in any professional association, society, or faculty for another state or licensing jurisdiction while under investigation or to avoid adverse action for acts or conduct similar to acts or conduct" which would constitute grounds for disciplinary action in Hawaii;
- pays any required fees;
- submits a signed affidavit stating that application information is true and accurate, provided. the Commission may revoke the license at any time if the information provided in the application is found to be false; and

- is the spouse of a military member who is a member in good standing in the active or a reserve component of any of the U.S. armed forces and the military member has orders issued by the appropriate armed forces agencies to be stationed in Hawaii for a duration of at least one year.

The Commission must issue to the military spouse a temporary license to allow the military spouse to perform specified services, under the supervision of a Hawaii-licensed professional if appropriate, while completing any requirements necessary for licensure in Hawaii; provided that a temporary license may only be issued where credentials, experience, or passage of a national exam is substantially equivalent to or exceed those established in Hawaii.

The Commission must expedite consideration of the application and issuance of a license by endorsement, license by reciprocity, or temporary license to a military spouse.

A license by endorsement or reciprocity is valid for the same period of time as a license issued pursuant to the requirements of Chapter 467; provided that the total period that a military spouse holds a license issued by endorsement or reciprocity may not exceed five years in the aggregate.

Section 436b-14.6 enacted 2012; § 436B-14.7 amended 2013.

[Haw. Rev. Stat. §§ 436B-17.6, .7 \(2018\)](#)

Hawaii, Salesperson License Reciprocity

An applicant taking the Hawaii licensing examination must be a citizen of the United States, not Hawaii. Hawaii does not provide reciprocity, but the commission may grant an “equivalency” for a portion of the Hawaii experience requirement based on real estate license experience in another state with similar education requirements, provided that the maximum equivalency is two years for out-of-state experience as a full-time licensed salesperson, and two and one-half years for out-of-state experience as a full-time licensed broker. Also, the Commission may grant an equivalency to the education requirements for a salesperson applicant holding a current license that, within one year immediately before the application date, was active in another state with similar or superior education requirements. In addition, the Commission may enter into a “license recognition agreement” with other states with an equivalent real estate licensing law.

Statutory section 467-9.5 amended 2002; § 467-9.6 amended 1999; § 467-7.5 enacted 2004; regulations recompiled and amended 2016; history of department website unknown.

[Haw. Rev. Stat. Ann. §§ 467-9.5, -9.6\(b\)\(1\), -7.5 \(2018\)](#); [Haw. Admin. R. §§ 16-99-19.2\(d\), -37 \(2019\)](#); see [Haw. Dep't of Commerce & Consumer Affairs; Real Estate Branch, *What if I am a licensed salesperson in a state other than Hawaii?* \(last visited Oct. 24, 2019\)](#)

Idaho

Idaho, Affiliation with Resident Broker

See **Other Relevant Provisions** for "cooperative license" requirements governing an out-of-state broker's participation in an Idaho commercial real estate transaction.

Idaho, Broker License Reciprocity

The Idaho Real Estate Commission reports that "Idaho has no reciprocal or other license agreements with any jurisdiction."

Idaho statutes address the licensing of individuals actively licensed in another state who are seeking Idaho licensure.

An individual who is currently and actively licensed as a real estate broker or salesperson in another jurisdiction at the time of application for a primary Idaho real estate license must:

- meet all qualifications listed in Idaho Code § 54-2012 for the type of license sought, except that the applicant is not required to furnish proof of the educational prerequisites;
- provide a current, certified license history from the other licensing jurisdiction, including any disciplinary action taken against the applicant's license; and
- if the applicant is an individual who holds an active license in good standing in the other jurisdiction, submit a certificate of waiver, obtained from the Idaho commission, of the national portion of the required exam. An individual who is currently and actively licensed in another jurisdiction that administers a real estate exam may be issued a primary Idaho license without further exam or proof of educational prerequisites if a written agreement exists between Idaho and the other jurisdiction, provided the other jurisdiction issues real estate licenses in substantially the same manner.

See **Other Relevant Provisions** for "cooperative license" requirements governing an out-of-state broker's participation in an Idaho commercial real estate transaction.

Section 54-2015 amended 2010; § 67-2620 amended 2013; commission website dated 2009.

[Idaho Code §§ 54-2015 \(2019\); Idaho Real Estate Comm'n, *How to Get an Idaho Real Estate License* \(last visited Oct. 25, 2019\)](#)

Idaho, In-State License Portability

No applicable provisions located.

Idaho, In-State Office Requirements

No provision was located requiring a nonresident licensee to maintain an office in Idaho.

Idaho, License to do Business Requirement

A foreign filing entity must register with the Secretary of State to conduct business in Idaho. In order to register to do business in Idaho, a foreign filing entity must deliver a foreign registration statement to the Secretary of State for filing.

Sections enacted 2015.

[Idaho Code §§ 30-21-502\(a\), -503\(a\) \(2019\)](#)

Idaho, Other Relevant Provisions

COOPERATIVE LICENSE

Effective July 1, 2017, the Commission may issue a nontransferable cooperative license to any out-of-state broker, which license authorize the out-of-state broker "to work in cooperation with an actively licensed Idaho real estate designated broker" for the purpose of *one* Idaho commercial real estate transaction. "Commercial real estate transaction" means a business opportunity, or any real estate other than real property improved by one to four residential dwelling units. Commercial real estate does not include residential dwelling units such as condominiums, townhouses or homes in a

subdivision when that real estate is sold, leased or otherwise conveyed on a unit-by-unit basis, even though the units may be part of a larger building or parcel of real estate containing more than four units. and does not include property used in association with any agricultural operation or agricultural facility and that is zoned to allow the agricultural use.

A cooperative license is valid for 12 months from the date of issuance, or until the license of the out-of-state broker expires or is inactivated, surrendered, suspended or revoked, whichever occurs first. It may not be renewed. If a transaction is not completed within the 12-month period, a new cooperative license application may be submitted.

An application for a cooperative license must include:

- the name, physical and mailing addresses and telephone number of the out-of-state broker and any out-of-state sales associate employed by the out-of-state broker who will conduct the Idaho transaction;
- a current certified license history from the primary state of licensure for each out-of-state broker and sales associate named in the application, which history must indicate any disciplinary action taken against the applicant's license by the other licensing jurisdiction, and the status and standing of the applicant's license in the other jurisdiction;
- the name, license number, physical address and verified statement of consent and signature of the Idaho broker with whom the applicant wishes to cooperate;
- an irrevocable consent to service from each out-of-state broker and sales associate named in the application, appointing the Commission's executive director "to act as the out-of-state licensee's agent upon whom all judicial and other process or legal notices directed to the licensee that are related to the Idaho transaction may be served, and consenting that any lawful process against the licensee that is served upon the executive director shall be of the same legal force and validity as if served upon the licensee ," with such authority continuing in force as long as any liability remains outstanding in Idaho;
- proof of current errors and omissions insurance that complies with the minimum requirements established by the Commission, covering all out-of-state licensees for all licensed activities under the Idaho law; and

- the applicable nonrefundable license fee.

When acting under a cooperative license, an out-of-state broker sales associate must work through the cooperating Idaho broker. "The Idaho broker must be in charge of the transaction from beginning to end. Any entrusted moneys received in a cooperative transaction may be handled only by the cooperating Idaho broker."

"An out-of-state broker may cooperate with only one Idaho broker and an Idaho broker may cooperate with only one out-of-state broker per commercial real estate transaction. However, an out-of-state broker may obtain a cooperative license for more than one commercial real estate transaction at a time."

MILITARY MEMBERS, VETERANS, AND THEIR SPOUSES

Effective July 1, 2019, a licensing authority, including the Real Estate Commission must "accept relevant and applicable military education, training, or service by an individual as a member of the armed forces or a veteran toward the qualifications to receive licensure."

Effective July 1, 2019, the Commission must establish a procedure for licensure by endorsement of "a member of the military, a former member of the military after discharge under honorable conditions, a veteran, or a spouse of any such person, if such person possesses current, valid, and unrestricted licensure in another state, district, or territory of the United States, or in any branch of the armed forces or the national guard." Such procedures do not apply to a person who is a member of a profession or occupation covered by an interstate licensure compact that the person's home state and Idaho have each adopted. In such a situation, a person must apply for licensure pursuant to the terms of the applicable licensure compact.

Additionally, the Commission expedite the application of a member of the military, a former member of the military after discharge under honorable conditions, a veteran, or a spouse of any such person, to receive licensure if such person has the necessary education, qualifications, licensure, or certification from another state, district, or U.S. territory, or in any branch of the armed forces or the national guard.

Commission sharing

A licensed broker or salesperson may share a commission with another person who is actively licensed as a real estate broker in another state.

Section 54-2054 amended 2015; §§ 54-2004, -2011 amended 2017; § 54-2017 enacted 2017; §§ 67-9404, -9405, -9406 enacted 2019.

[Idaho Code § 54-2004, -2011, -2017, -2054; 67-9404, -9405, -9406 \(2019\)](#)

Idaho, Salesperson License Reciprocity

The Idaho Real Estate Commission reports that "Idaho has no reciprocal or other license agreements with any jurisdiction."

Idaho statutes address the licensing of individuals actively licensed in another state who are seeking Idaho licensure.

An individual who is currently and actively licensed as a real estate broker or salesperson in another jurisdiction at the time of application for a primary Idaho real estate license must:

- meet all qualifications listed in Idaho Code § 54-2012 for the type of license sought, except that the applicant is not required to furnish proof of the educational prerequisites;
- provide a current, certified license history from the other licensing state, including any disciplinary action taken against the applicant's license; and
- if the applicant is an individual who holds an active license in good standing in the other jurisdiction, submit a certificate of waiver, obtained from the commission, of the national portion of the required exam. An individual who is currently and actively licensed in another jurisdiction that administers a real estate exam may be

issued a primary Idaho license without further exam or proof of educational prerequisites if there is a written agreement between Idaho and the other jurisdiction, provided the other jurisdiction issues real estate licenses in substantially the same manner.

Section 54-2015 amended 2010.

[Idaho Code §§ 54-2015 \(2019\); Idaho Real Estate Comm'n, How to Get an Idaho Real Estate License \(last visited Oct. 25, 2019\)](#)

Illinois

Illinois, Affiliation with Resident Broker

No relevant provisions were located.

Illinois, Broker License Reciprocity

Illinois may issue a *broker license* to an individual licensed as a broker or the equivalent in another state, provided the applicant:

- holds an active broker license, or its equivalent, by examination in a state that has entered into a reciprocal agreement with Illinois, and that state has licensing standards that are substantially equivalent to or greater than the minimum Illinois standards;
- furnishes a statement "under seal of the licensing authority" showing that the broker has an active broker's license, that the broker is in good standing, and any disciplinary action taken against the broker;
- passes a test on Illinois real estate laws; and
- was licensed by examination in a state that has entered into a reciprocal agreement with Illinois.

The Division may issue a *managing broker's license* to a managing broker or equivalent licensee licensed under another state's laws if:

- the managing broker holds an active managing broker's license, or its equivalent, by examination in a state that has entered into a reciprocal agreement with Illinois;
- that state's standards for managing broker's licenses are "substantially equivalent to or greater than" the minimum Illinois standards;
- the managing broker maintains a definite place of business in the managing broker's state of licensure;
- the managing broker has been actively practicing as a managing broker in his or her state of licensure for at least two years immediately before the application date;
- the managing broker furnishes a statement "under seal of the licensing authority" showing that the managing broker has an active managing broker's license, that the managing broker is in good standing, and any disciplinary action taken against he or she;
- the managing broker passes a test on Illinois real estate laws; and
- the managing broker was licensed by examination in a state that has entered into a reciprocal agreement with Illinois.

A managing broker and a broker must also:

- verify active licensure in any other state;

- pay the relevant fees;
- maintain a definite place of business in his or her state of domicile;
- if the applicant does not maintain a definite place of business within Illinois, a written statement that: (a) appoints the Director to act as his or her agent upon whom all judicial and other process may be served; (b) acknowledges and agrees to abide by the Illinois licensing laws and regulations with respect to all his or her licensed activities within and relating to Illinois; and (c) assents to the jurisdiction of the Division; and
- file proof of passing an approved test on Illinois specific real estate brokerage laws.

All requirements for licensure by reciprocity must be met within one year after the date of original application or the application will be denied and the fee forfeited. Thereafter, to be reconsidered for licensure, the applicant must submit a new application and required fee.

Any licensee who renews a license issued under a reciprocal agreement assents to the Division's jurisdiction without regard to the location of the licensee's domicile or principal business location or office locations.

A list of the states with which Illinois has reciprocity is available on the Department of Financial & Professional Regulation ["Real Estate License Reciprocity"](#) website.

Regulations amended 2016; statutory section amended 2019.

[225 Ill. Comp. Stat. Ann. 454/5-60 \(2019\); Ill. Admin. Code tit. 68, §§ 1450.440, .530 \(2019\)](#)

Illinois, In-State License Portability

No applicable provisions located.

Illinois, In-State Office Requirements

A broker who is licensed in Illinois pursuant to section 454/5-60 need not maintain a definite office or place of business in Illinois if the broker:

- maintains an active broker's license in his or her state of domicile;
- maintains an office in the broker's state of domicile; and
- filed with the Department statements appointing the Secretary to act as the broker's agent upon whom all judicial and other process or legal notices directed to the licensee may be served and agreeing to abide by all of the provisions of the licensing law with respect to his or her real estate activities within Illinois and submitting to Department jurisdiction.

Regulations amended 2016; statute amended 2019.

[Ill. Admin. Code tit. 68, §§ 1450.440, .530 \(2019\); 225 Ill. Comp. Laws 454/5-45 \(2019\)](#)

Illinois, License to do Business Requirement

A foreign corporation must obtain authority from the Secretary of State before transacting business in Illinois.

Section amended 2001.

[805 Ill. Comp. Stat. Ann. 5/13.05 \(2019\)](#)

Illinois, Other Relevant Provisions

An Illinois licensee may pay compensation to a nonresident who is licensed as a broker in his or her state of residence.

MILITARY MEMBERS AND SPOUSES

The Director of the Department of Financial and Professional Regulation is authorized to and shall issue an expedited real estate license to a service member. The service member's application must include proof that:

- the applicant is a service member;
- the applicant holds a valid real estate license in good standing issued by another state, commonwealth, possession, or territory of the United States, the District of Columbia, or any foreign jurisdiction and the requirements for licensure in the other jurisdiction are determined to be substantially equivalent to the Illinois standards for licensure;
- the applicant is assigned to a duty station in Illinois or has established legal residence in Illinois, or will reside in Illinois within six months after the application date;
- a complete set of the applicant's fingerprints has been submitted to the Department of State Police for statewide and national criminal history checks;
- the applicant is not ineligible for licensure pursuant to § 2105-165 of the Civil Administrative Code of Illinois;
- the applicant has submitted an application for full licensure; and
- the applicant has paid the required fee, which is not refundable.

The Director of the Department of Financial and Professional Regulation is authorized to and shall issue an expedited real estate license to the spouse of a service member. The spouse's application must include proof that:

- the applicant is the spouse of a service member;

- the applicant holds a valid real estate license in good standing issued by another state, commonwealth, possession, or territory of the United States, the District of Columbia, or any foreign jurisdiction and the requirements for licensure in the other jurisdiction are determined to be substantially equivalent to the Illinois standards for licensure;
- the applicant's spouse is assigned to a duty station in Illinois or has established legal residence in Illinois, or will reside in Illinois within six months after the application date;
- a complete set of the applicant's fingerprints has been submitted to the Department of State Police for statewide and national criminal history checks;
- the applicant is not ineligible for licensure pursuant to § 2105-165 of the Civil Administrative Code of Illinois;
- the applicant has submitted an application for full licensure; and
- the applicant has paid the required fee, which is not refundable.

"Service member" means any person who, at the time of application, is an active duty member of the U.S. Armed Forces or any reserve component of the Armed Forces or the National Guard of any state, commonwealth, or territory of the United States or the District of Columbia or whose active duty service concluded within the preceding two years before application.

Section 454/10-10 amended 2019; 5/5-715 amended 2019.

[225 Ill. Comp. Stat. Ann. 454/10-10\(e\); 20 Ill. Comp. Stat. Ann. 5/5-715 \(2019\)](#)

Illinois, Salesperson License Reciprocity

No provisions were located that relate to salesperson reciprocity on or after May 1, 2011.

Indiana

Indiana, Affiliation with Resident Broker

Generally, each individual who is a managing broker must be a resident of Indiana. However, a nonresident may be a managing broker if "none of the licensees associated with the managing broker's broker company" are Indiana residents.

Statute amended 2015.

[Ind. Code § 25-34.1-4-3 \(2019\)](#)

Indiana, Broker License Reciprocity

Indiana grants real estate licenses to nonresidents who meet the Indiana statutory requirements. A nonresident broker must file with the commission a written consent providing that

- any action arising out of licensee's business in Indiana may be brought in any Indiana county,
- service of process may be made upon the commission, as agent for the nonresident licensee, and
- proper service subjects the licensee to the jurisdiction of the courts.

The requirements of § 25-34.1-3-5 may be waived for individuals who reside in or are moving from another state, if

- the other state grants the same privilege to Indiana licensees,
- the individual is licensed in that state,
- the state's licensing requirements are substantially similar to Indiana requirements, and

- the applicant states that he has studied and will abide by Indiana statutes and rules.

However, effective July 1, 2015, the requirement that the other state must grant the same privilege to Indiana licensees need not be met "in order for the requirements of . . . subsections (a) and (b) [of § 25-34.1-3-5] to be waived in the case of an individual moving to Indiana from another jurisdiction."

Indiana regulations provide that applicants for licensure by reciprocity are required to take and pass only the Indiana licensure law section of the broker examination.

See generally "[Instructions for Applying for Broker License.](#)"

A nonresident military applicant or military spouse who is issued a license under [Ind. Code ch. 25-1-17](#) is entitled to the same rights and subject to the same obligations as required of a resident who is issued a license.

Section 25-34.1-3-5 amended 2015; § 25-1-17-7 enacted 2012; regulatory section adopted 2014.

[Ind. Code §§ 25-1-17-7; 25-34.1-3-5 \(2019\); Ind. Admin Code tit. 876, r. 6-6-3 \(2019\)](#)

Indiana, In-State License Portability

No applicable provisions located.

Indiana, In-State Office Requirements

No general in-state office requirement was located, but a foreign corporation/entity must have a registered office in Indiana and a registered agent at that office. Also, a managing broker generally must be an Indiana resident. However, a nonresident may be a managing broker if "none of the licensees associated with the managing broker's broker company" are Indiana residents.

Section 25-34.1-4-3 amended 2015; §§ 23-0.5-4-1, -2 enacted 2017; 23-0.5-4-3 amended 2019; §§ 23-0.5-5-2, -3 amended 2018.

[Ind. Code §§ 23-0.5-4-1, -2, -3; 23-0.5-5-2, -3; 25-34.1-4-3 \(2019\)](#)

Indiana, License to do Business Requirement

Until January 1, 2018, a foreign corporation may not transact business in Indiana until it obtains a certificate of authority. Effective January 1, 2018, a foreign entity must file a registration with the Indiana Secretary of State.

Section 23-1-49-1 amended 1996, repealed effective January 1, 2018; §§ 23-0.5-5-2, -3 amended 2018.

[Ind. Code §§ 3-0.5-5-2, -3 \(2019\)](#)

Indiana, Other Relevant Provisions

MILITARY MEMBERS AND SPOUSES

The Real Estate Commission may issue a license to a military spouse applicant if the applicant:

- holds a current license, certification, registration, or permit from another jurisdiction, and that jurisdiction's requirements are substantially equivalent to or exceed the requirements for an Indiana license, certificate, registration, or permit;
- can demonstrate competency in the occupation, including having completed continuing education units or having had recent experience for at least two of the five years preceding the date of the application;
- has not committed any act in any jurisdiction that would have constituted grounds for refusal, suspension, or revocation of a license, in Indiana at the time the act was committed;
- is in good standing and has not been disciplined by the agency that has jurisdiction to issue the license, certification, registration, or permit;

- pays any required fees.

The Commission may issue a temporary practice permit or provisional license to a military service applicant or military spouse who is licensed, certified, registered, or issued a permit in another jurisdiction while the applicant or is satisfying licensure certain requirements, as determined by the Commission. The military service applicant or military spouse may practice under the temporary practice permit or provisional license until: (1) a license is granted or denied; (2) a temporary permit expires; or (3) a provisional license holder fails to comply with the terms of the provisional license.

The Commission must expedite the issuance or renewal of a license, certificate, registration, or permit of a military spouse whose husband or wife is assigned to a duty station in Indiana

"Military service" means service performed while an active member of the U.S. armed forces, a reserve component of the armed forces, or the National Guard.

Sections enacted 2012; § 25-1-17-11 amended 2017.

[Ind. Code §§ 25-1-17-2, -4, -5, -7, -8, -11 \(2019\)](#)

Indiana, Salesperson License Reciprocity

Indiana law no longer includes a reference to nonresident *salespersons* in its law addressing the licensing of residents of another state. The relevant law (§ 25-34.1-3-5) addresses only nonresident brokers.

Statutory section amended 2015.

See [Ind. Code § 25-34.1-3-5 \(2019\)](#) (addressing only nonresident brokers)

Iowa

Iowa, Affiliation with Resident Broker

No relevant provisions were located.

Iowa, Broker License Reciprocity

General requirements

A nonresident may be licensed as a broker in Iowa if the applicant:

- complies with the requirements for a resident's broker license;
- files a certified copy of his current license from his state of residence; and
- has no charges pending in the state of residence.

The Commission may waive the examination requirement for a nonresident broker who is licensed under the law of a state with similar requirements if reciprocity is extended to licensed Iowa real estate brokers and salespersons. A person licensed as a broker or broker associate in another state who is applying in Iowa by reciprocity qualifies only for the same type of broker or broker associate license in Iowa.

A nonresident applicant licensed as a real estate broker in a state or jurisdiction which does not have a reciprocal licensing agreement or memorandum with Iowa, or an applicant who does not qualify for reciprocal licensing, may be issued a comparable Iowa license by passing the the real estate examination if "the person has been actively licensed as a broker or broker associate, the person meets all requirements for an Iowa broker's license as provided in rule 193E—3.1(543B), and the license has not been inactive or expired for more than six months immediately preceding the date of passage of the national portion and Iowa portion of the broker real estate examination."

A broker license applicant may use active experience as either a former Iowa salesperson or an active salesperson in a jurisdiction that has a current reciprocal licensing agreement with Iowa, or a combination of both, to satisfy the experience requirement only if:

- the salesperson was actively licensed for at least 24 months; and

- that license has not been expired for more than three years before the date the applicant filed the completed broker application.

For additional provisions relating to reciprocity, see [Iowa Admin. Code r. 193E-5.1 to 5.10](#).

A list of states with which Iowa has reciprocity is located on the Iowa Professional Licensing Bureau's "[Reciprocity Licensing](#)" website.

Statutory section amended 1993; regulations amended 2017.

[Iowa Code § 543B.21 \(2019\)](#); [Iowa Admin. Code r. 193E-5.1\(2\), -5.3; -3.1 \(2019\)](#)

Iowa, In-State License Portability

No specifically applicable provisions were located, but the commission may enter into reciprocal licensing agreements or memorandums with other states with similar licensing requirements, so that licensees from those states are granted an Iowa license on the same basis as Iowa licensees are granted licenses by those states.

"An Iowa licensee wishing to obtain a license in any other state or jurisdiction should contact that state's or jurisdiction's licensing board for information and applications. Contact information and a list of states and jurisdictions that have entered into reciprocal licensing agreements or memorandums with Iowa, including addresses and telephone numbers, are available on the commission's Web site . . ."

Regulatory chapter amended 2017.

[Iowa Admin. Code r. 193E-5.4 \(2019\)](#)

Iowa, In-State Office Requirements

A nonresident broker or firm is not required to maintain a definite place of business in Iowa, provided that:

- the nonresident, if a broker, maintains an active place of business in his state of residence;

- the privilege of submitting a certification of licensure only applies to licensed brokers and salespersons of states that give similar recognition and courtesies to Iowa licensed brokers and salespersons; and
- the nonresident files an irrevocable consent that actions may be brought against the applicant in Iowa by the service on the chairperson of the real estate commission, which consent must state that such service is as valid and binding as if made on the applicant in Iowa.

If an applicant establishes residency in Iowa, he does not qualify for a reciprocal license.

Statutory sections amended 1993; regulatory chapter amended 2017.

[Iowa Code §§ 543B.22, .23 \(2019\); Iowa Admin. Code r. 193E-5.4\(3\) \(2019\)](#)

Iowa, License to do Business Requirement

A foreign corporation may not transact business in Iowa until it obtains a Certificate of Authority from the Secretary of State.

Section enacted 1989.

[Iowa Code § 490.1501\(1\) \(2019\)](#)

Iowa, Other Relevant Provisions

All renewal requirements for a real estate license issued by examination apply to a license issued by reciprocity.

MILITARY VETERANS AND SPOUSES

Veterans

The Real Estate Commission has adopted regulations that address:

- the process pursuant to which the Professional Licensing and Regulation Bureau will provide credit toward licensure qualifications for military service, education, and training; and
- the procedures for expediting reciprocal and provisional licensure for veterans who are licensed in other states.

A veteran with an unrestricted professional license in another jurisdiction may apply for licensure in Iowa through reciprocity. The veteran must pass any examinations required for licensure to be eligible for licensure through reciprocity and will be given credit for examinations previously passed, if consistent with the Commission's laws and rules. An application for licensure submitted by a veteran must be expedited and given priority. The applicant must provide documentation reasonably necessary to verify the applicant's veteran status.

Upon receipt of an application, the Commission must promptly determine if the licensing requirements of the jurisdiction in which the veteran is licensed are substantially equivalent to Iowa's licensing requirements. If they are the same or similar, the Commission must promptly grant a license to the veteran, unless the applicant is ineligible for licensure based on other grounds, such as the applicant's disciplinary or criminal background. If the Commission determines that the licensing requirements in the jurisdiction in which the veteran is licensed are not substantially equivalent to Iowa's, the Commission must promptly inform the veteran of the additional experience, education, or examinations required for an Iowa license.

Spouses

By January 1, 2020, the Commission must establish procedures to expedite the licensing of an individual who is licensed in another state and who is the spouse of an active duty member of the U.S. military forces. If the Commission determines that the licensing requirements of the state where the spouse is licensed are substantially equivalent to Iowa's licensing requirements, the procedures must require the expedited licensing of the spouse in Iowa.

If the Commission determines that the licensing requirements of the state where the spouse is licensed are not substantially equivalent, the procedures must allow the provisional licensing of the spouse for a period of time deemed necessary by the Commission to obtain a substantial equivalent to Iowa's licensing requirements.

Section 543B.21 amended 1993; § 272C.4 amended 2019; regulation 193E-5.5 amended 2011; r. 193-14.3 promulgated 2014.

[Iowa Code §§ 272C.4](#) (as amended by [2019 Iowa Laws ch. 9](#)); **543B.21 (2019)**; [Iowa Admin. Code r. 193E-5.5 \(2019\)](#); **[Iowa Admin. Code r. 193-14.3 \(2019\)](#)**

Iowa, Salesperson License Reciprocity

General requirements

A nonresident may be licensed as a salesperson in Iowa if he:

- complies with the requirements for a resident's salesperson license;
- files a certified copy of his current license from the state of residence; and
- has no charges pending in the state of residence.

A person licensed as a salesperson in another state who is applying in Iowa by reciprocity qualifies only for an Iowa salesperson license.

A nonresident applicant licensed as a real estate salesperson in a state or jurisdiction which does not have a reciprocal licensing agreement or memorandum with Iowa, or an applicant who does not qualify for reciprocal licensing, may be issued a comparable Iowa license by passing the real estate examination if "the person has been actively licensed as a salesperson and the license has not been inactive or expired for more than six months immediately preceding the date of passage of the Iowa portion of the salesperson real estate examination."

For additional provisions relating to reciprocity, see [Iowa Admin. Code r. 193E-5.1 to -5.10](#).

A list of states with which Iowa has reciprocity is located on the Iowa Professional Licensing Bureau's ["Reciprocity Licensing"](#) website.

Statutory section amended 1993; regulations amended 2017.

[Iowa Code § 543B.21 \(2019\)](#); [Iowa Admin. Code r. 193E-5.1\(2\), -5.3; -3.1 \(2019\)](#)

Kansas

Kansas, Affiliation with Resident Broker

Research located no provision requiring affiliation with a resident broker. However, a nonresident salesperson employed by or associated with a broker licensed in Kansas may be granted a salesperson's license under the Kansas broker if:

- the nonresident salesperson is licensed as a broker in his or her state of residence; and
- the nonresident meets all requirements for salesperson licensure that apply to Kansas residents (although the Commission may waive the education and examination requirements if the nonresident has received the equivalent education and passed an equivalent exam).

Section amended 2019.

[Kan. Stat. § 58-3040\(b\)](#) (as amended by [2019 Kan. Sess. L. 23 \(S.B. 60\)](#))

Kansas, Broker License Reciprocity

The Commission may enter into agreements with other jurisdictions as to the issuance of reciprocal licenses.

A nonresident may be granted a broker's license if he or she:

- is licensed as a broker in the nonresident's state of residence; and

- meets all requirements for licensure that apply to Kansas residents (although the Commission may waive the education, examination and experience requirements if the nonresident has received the equivalent education and experience and passed an equivalent examination).

Generally, an applicant must pass a licensing examination that consists of a national portion and a state portion. Kansas statutes refer to the above exemption with respect to the national portion, but not with respect to the Kansas state portion of the examination.

A nonresident who applies for a broker's license, must attend a Kansas real estate course of at least four hours of instruction within the six months immediately preceding his or her license application. The course must be specific to Kansas law and have a "primary emphasis on issues that arise under the brokerage relationships in real estate transactions act, K.S.A. 58-30,101 et seq."

Revocation or suspension of a nonresident's license in the nonresident's state of residence automatically results in the same revocation or suspension of such nonresident's license issued under Kansas law.

Statutory sections amended 2019, except § 58-3041 amended 2010; regulation amended 2018.

[Kan. Stat. §§ 58-3039\(f\); -3040\(a\), \(d\); -3041; -3046a\(d\)](#) (as amended by [2019 Kan. Sess. L. 23 \(S.B. 60\)](#)); [Kan. Admin. Regs. § 86-1-19 \(2019\)](#)

Kansas, In-State License Portability

No applicable provisions located.

Kansas, In-State Office Requirements

No provision was located requiring a nonresident licensee to maintain an office in Kansas. However, each licensed nonresident broker must have and maintain a primary office in the broker's state of residence or in Kansas. Also, a nonresident applicant must agree in writing to abide by all provisions of the Kansas License Act and to submit to the jurisdiction of the Commission and the state in all matters relating to the applicant's real estate activities in Kansas.

Sections amended 2019.

[Kan. Stat. §§ 58-3040\(g\), \(h\); -3060\(a\)](#) (both as amended by [2019 Kan. Sess. L. 23 \(S.B. 60\)](#))

Kansas, License to do Business Requirement

A foreign covered entity may not do business in Kansas until it has registered with the Secretary of State. In order to register, a foreign covered entity must submit to the Secretary of State:

- payment of any fee authorized by law; and
- an "original copy executed by a governor, of an application for registration as a foreign covered entity."

In this context, "covered entity" means a corporation, a limited partnership, a limited liability partnership, and a limited liability company.

Section 17-7902 enacted 2014; § 17-7931 amended 2016.

[Kan. Stat. §§ 17-7902, -7931 \(2018\)](#)

Kansas, Other Relevant Provisions

A licensee may not pay a referral fee to a person who is licensed as a broker or salesperson in another jurisdiction if the licensee knows that payment of the fee will result in the payment of a rebate by the out-of-state licensee. Also, a licensee, whether licensed in Kansas or another state, may not solicit a referral fee without reasonable cause.

A nonresident may receive elective-hour credit for courses approved by the real estate regulatory agency of the nonresident's state of residence and mandatory core requirement credit only for courses approved by the Commission pursuant to Kansas regulations.

MILITARY MEMBERS AND SPOUSES

A military servicemember with an honorable discharge or nonresident military spouse shall receive a real estate license pursuant to applicable licensure by endorsement, reinstatement or reciprocity statutes of the Commission within 60 days from the date a complete application was submitted.

Statutory sections 58-3062 and 58-3406 amended 2015; § 58-3076 enacted 2000; regulation amended 2007.

[Kan. Stat. §§ 48-3406; 58-3062\(a\)\(4\); -3076\(a\) \(2018\); Kan. Admin. Regs. 86-1-11\(c\)\(9\) \(2019\)](#)

Kansas, Salesperson License Reciprocity

The Commission may enter into agreements with other jurisdictions as to the issuance of reciprocal licenses.

A nonresident salesperson employed by or associated with a broker licensed in Kansas may be granted a salesperson's license under the broker, if he:

- is licensed as a salesperson in his state of residence; and
- meets all requirements imposed on Kansas residents for licensure as a salesperson, except that the commission may waive the education and examination requirements if the salesperson has received an equivalent education and has passed an equivalent examination.

Generally, an applicant must pass a licensing examination that consists of a national portion and a state portion. Kansas statutes refer to the above exemption with respect to the national portion, but not with respect to the Kansas state portion of the examination.

Revocation or suspension of a nonresident's license in the nonresident's state of residence automatically results in the same revocation or suspension of such nonresident's license issued under Kansas law.

Statutory sections 58-3040 and 58-3039 amended 2019; § 58-3041 amended 2010; regulation amended 2018.

[Kan. Stat. §§ 58-3039\(f\)](#) (as amended by [2019 Kan. Sess. L. 23 \(S.B. 60\)](#)); [-3040\(c\)](#) (as amended by [2019 Kan. Sess. L. 23 \(S.B. 60\)](#)); [-3041 \(2017\)](#); [Kan. Admin. Regs. § 86-1-19 \(2019\)](#)

Kentucky

Kentucky, Affiliation with Resident Broker

An out-of-state principal broker and his or her out-of-state licensee may “engage in real estate brokerage with respect to commercial real estate” if:

- the out-of-state licensee is licensed with and works under the out-of-state principal broker’s direct supervision;
- the out-of-state principal broker enters into a written cooperation agreement with the Kentucky cooperating broker; and
- the out-of-state principal broker and licensee work in cooperation with a Kentucky cooperating broker, list commercial real estate located in Kentucky only if the real estate is co-listed with the Kentucky cooperating broker, and perform all actions under the direct supervision and control of the Kentucky cooperating broker, among other statutory requirements.

The out-of-state principal broker and licensee must file with the Kentucky cooperating broker a notice of affiliation, which must contain all information required by statute, which includes, among other things:

- an irrevocable consent that legal actions may be commenced against the out-of-state broker and licensees in the proper court of any Kentucky county by service of process on the Kentucky Secretary of State;
- a statement that the out-of-state principal broker and licensee are “trustworthy and competent to transact business in a manner to safeguard” the public’s interests, that during the preceding five-year period no state has revoked their license, and that they have not been convicted of a felony; and

- a statement that the out-of-state principal broker and licensee each consent to criminal records checks by the commission in connection with any investigation.

An out-of-state principal broker and licensee may enter into cooperation agreements and notices of affiliation with more than one Kentucky cooperating broker.

Sections enacted 2008.

[Ky. Rev. Stat. §§ 324.236, .237 \(2019\)](#)

Kentucky, Broker License Reciprocity

An individual who holds an active real estate license issued by another United States jurisdiction may apply for a Kentucky license by:

- completing the application forms;
- passing the state law portion of the licensing examination; and
- "fulfilling all other pre-license qualifications" outlined in chapter 324.

An individual who has held a real estate license in another jurisdiction, whether the license is active or canceled, must furnish, as part of his or her application for a Kentucky license, a certification of good standing from that jurisdiction. The document must include the individual's license history and any available disciplinary information.

A nonresident applicant must file an irrevocable consent with the Commission appointing the Commissioner as the licensee's agent for service of process.

A Kentucky regulation adopted in 2009 establishes a "license-recognition procedure" to replace the state's former reciprocal licensing procedure. An individual who holds an active and unrestricted out-of-state sales associate's or broker's license may use this procedure to obtain the same Kentucky license. In this context, an "unrestricted license" means a license that is not under an "order of limitation or discipline" by another jurisdiction's regulatory body. To obtain a license by recognition, an individual must:

- file a criminal background check;
- file a licensure certification issued by the regulatory authority of each state in which the individual has held a real estate license;
- pass the state-law portion of the licensing examination for either a sales associate's license or a broker's license, as applicable; and
- apply for a Kentucky license within 60 days of completing the licensing examination. An applicant who fails to apply for a Kentucky license within that 60-day period must retake the examination.

Statutory section amended 2009; regulation 11:430 amended 2006; r. 11:215 adopted 2009.

[Ky. Rev. Stat. § 324.141 \(2019\); 201 Ky. Admin. Regs. 11:215, :430 \(2019\)](#)

Kentucky, In-State License Portability

A real estate licensee who engages in “promotional activities” in Kentucky for property located outside of the state must

- first apply to the Kentucky real estate Commission for approval, and
- comply with all regulations, restrictions and conditions imposed by the Commission.

Section amended 2000.

[Ky. Rev. Stat. § 324.142 \(2019\)](#)

Kentucky, In-State Office Requirements

A nonresident broker need not maintain a place of business in Kentucky, provided:

- the broker maintains a principal place of business within his state of original licensure;
- the state of original licensure, according to a reciprocity agreement with the Kentucky Commission, does not require Kentucky licensees with licenses in that state to maintain an office in that state; and
- the above requirements do not conflict with the Kentucky Commissioner's reciprocity agreement with the state of original licensure.

Section amended 2000.

[Ky. Rev. Stat. § 324.115 \(2019\)](#)

Kentucky, License to do Business Requirement

A foreign corporation transacting business in Kentucky must comply with Ky. Rev. Stat. § 14A.6-010, which generally requires a foreign entity authorized to transact business in Kentucky to deliver an annual report to the Secretary of State.

Section 271B.15 reenacted 2010; § 14A.6-010 amended 2017.

[Ky. Rev. Stat. §§ 271B.15-010\(1\); 14A.6-010 \(2019\)](#)

Kentucky, Other Relevant Provisions

A Kentucky broker may not compensate or split fees with a person who is not licensed, except that a broker may:

- pay a referral fee to a broker licensed in a state other than Kentucky for referring a client to a Kentucky broker; or
- pay a commission or other compensation to a broker licensed outside of Kentucky in compliance with 2008 Ky. Acts ch. 156 (regarding a nonresident licensee's commercial real estate transactions in Kentucky; see "Affiliation with Resident Broker" for details regarding cooperation requirements).

MILITARY MEMBERS AND SPOUSES

The Real Estate Commission must issue within 30 days of receipt of a completed application a license to a member of the U.S. military, Reserves, or National Guard, or his or her spouse, or to a veteran or spouse of a veteran who is seeking a license and currently holds or recently held equivalent documentation issued by another state, the District of Columbia, or any U.S. possession or territory unless:

- the license, permit, certificate, or other document issued by another jurisdiction has been expired for more than two years;
- the license, permit, certificate, or other documentation is not in good standing;
- the holder of the license, permit, certificate, or other document has had it suspended for disciplinary reasons; or
- the Commission can show substantive evidence of significant statutory deficiency in the training, education, or experience of the military service member or veteran, which could cause a health or safety risk to the public.

The Commission must issue a temporary or regular license or certificate within 30 days to the spouse of an active duty member of the U.S. Armed Forces if the spouse of the active duty member meets the statutory requirements of the Commission . A spouse's application for temporary or regular licensure must include but not be limited to:

- proof that the applicant is married to an active duty member of the U.S. Armed Forces;
- proof that the applicant holds a valid license or certificate issued by another jurisdiction;
- proof that the applicant's spouse is assigned to a duty station in Kentucky and that the applicant is also assigned to a duty station in Kentucky pursuant to the spouse's official active duty military orders; and
- an application fee in an amount that is no more than is necessary to offset the cost of issuing the temporary or regular license.

A temporary license expires six months after the date of issuance and is not renewable.

Section 324.020 amended 2015; § 12.245 amended 2019; § 12.354 enacted 2017; § 12.357 enacted 2011.

[Ky. Rev. Stat. §§ 12.245, .354, .357; 324.020\(4\) \(2019\)](#)

Kentucky, Salesperson License Reciprocity

An individual who holds an active real estate license issued by another United States jurisdiction may apply for a Kentucky license by:

- completing the application forms;
- passing the state law portion of the licensing examination; and
- "fulfilling all other pre-license qualifications" outlined in chapter 324.

An individual who has held a real estate license in another jurisdiction, whether the license is active or canceled, must furnish, as part of his or her application for a Kentucky license, a certification of good standing from that jurisdiction. The document must include the individual's license history and any available disciplinary information.

A nonresident applicant must file an irrevocable consent with the Commission appointing the Commissioner as the licensee's agent for service of process.

A Kentucky regulation adopted in 2009 establishes a "license-recognition procedure" to replace the state's former reciprocal licensing procedure. An individual who holds an active and unrestricted out-of-state sales associate's or broker's license may use this procedure to obtain the same Kentucky license. In this context, an "unrestricted license" means a license that is not under an "order of limitation or discipline" by another jurisdiction's regulatory body. To obtain a license by recognition, an individual must:

- file a criminal background check;
- file a licensure certification issued by the regulatory authority of each state in which the individual has held a real estate license;
- pass the state-law portion of the licensing examination for either a sales associate's license or a broker's license, as applicable; and
- apply for a Kentucky license within 60 days of completing the licensing examination. An applicant who fails to apply for a Kentucky license within that 60-day period must retake the examination.

Statutory section amended 2009; regulation 11:430 amended 2006; r. 11:215 adopted 2009.

[Ky. Rev. Stat. § 324.141 \(2019\)](#); [201 Ky. Admin. Regs. 11:215, :430 \(2019\)](#)

Louisiana

Louisiana, Affiliation with Resident Broker

A Louisiana broker may cooperate with a broker licensed in another state in the sale, lease or management of real property located in Louisiana, provided that:

- the transaction is under the direct supervision and control of the Louisiana broker;
- any advertising contains the names of both brokers;
- funds are maintained in the Louisiana broker's appropriate escrow or trust account;
- the Louisiana broker files a copy of a cooperating agreement with the commission for each transaction; and
- any compensation is paid to the Louisiana broker, who may compensate the out-of-state broker.

Regulation amended 2011.

[La. Admin. Code tit. 46, § 5101 \(2019\)](#)

Louisiana, Broker License Reciprocity

Louisiana statutes provide only that a nonresident may obtain a broker's license under conditions established by the cCommission. However, Louisiana regulations provide that the Commission may enter into a reciprocal agreement with any other state to permit a resident of that state who is licensed as a real estate broker to obtain an equivalent Louisiana nonresident license, provided that the other state similarly agrees to grant a nonresident license to any Louisiana broker. A list of the states with which Louisiana has reciprocity is available at the Louisiana Real Estate Commission's "[Reciprocal](#)" website. A person who resides in and is licensed as a real estate broker in a state that has entered into a reciprocal agreement with the Louisiana Commission must:

- provide the Commission with proof of licensing by the resident state;

- pay all fees;
- irrevocably appoint the executive director as the licensee's agent for service of process in all matters arising out of any real estate activities conducted by the licensee in Louisiana;
- if a corporation, obtain and provide the Commission with a copy of a certificate of authority to do business in Louisiana; and
- if a partnership or limited liability company, obtain a certificate of registry as a foreign partnership from the Secretary of State and provide the commission with a copy.

Statutory section amended 2016; regulations re-promulgated 2011.

[La. Rev. Stat. § 37:1437\(E\) \(2019\)](#); [La. Admin. Code tit. 46, §§ 4901, 4903, 5101 \(2019\)](#)

Louisiana, In-State License Portability

The Commission may impose any sanction permitted by law on any Louisiana licensee "who performs or attempts to perform any of the acts of a licensee on property located in another jurisdiction without first having been properly licensed in that jurisdiction or otherwise having fully complied with that jurisdiction's laws regarding real estate brokerage."

Amended 2011.

[La. Admin. Code tit. 46, § 5105 \(2019\)](#)

Louisiana, In-State Office Requirements

No applicable provision was located. However, if an applicant is not a resident of Louisiana, he or she must appoint a licensed active Louisiana broker to act as the applicant's agent for service of process.

Regulation re-promulgated 2011.

[La. Admin. Code tit. 46, § 4507 \(2019\)](#)

Louisiana, License to do Business Requirement

A nonresident corporation, limited liability company, or partnership must have a certificate of authority to transact business in Louisiana in order to obtain a real estate broker's license.

Statutory section amended 2016; regulation re-promulgated 2011.

[La. Rev. Stat. § 37:1437.2\(A\) \(2019\)](#); [La. Admin. Code tit. 46, § 4903 \(2019\)](#)

Louisiana, Other Relevant Provisions

FEE SHARING

A Louisiana broker may share a commission with a broker licensed in another state if the out-of-state broker acts only as a referral agent.

Non-resident brokers must open and maintain sales escrow checking accounts, rental trust checking accounts, and security deposit checking accounts, as provided in § 2701, which accounts must be opened and maintained in a Louisiana financial institution or a financial institution located in the broker's resident state.

If the principal parties' interests would be served, and with their prior written consent, a broker or non-resident broker "may open an additional sales escrow checking account, rental trust checking account or security deposit trust checking account...and shall deposit therein all funds received in trust on behalf of the parties to the transaction or series of transactions."

MILITARY MEMBERS AND SPOUSES

The Real Estate Commission must issue a license, certification, or registration to a military-trained applicant to allow the applicant to lawfully practice in Louisiana if, upon application, the applicant holds a current license, certification, or registration from another jurisdiction and that jurisdiction's

requirements for licensure, certification, or registration are substantially equivalent to or exceed Louisiana's.

The Commission must also issue a license, certification, or registration to a military spouse to allow the military spouse to lawfully practice in Louisiana, if, upon application the military spouse:

- holds a current license, certification, or registration from another jurisdiction, and that jurisdiction's requirement for licensure, certification, or registration are substantially equivalent to or exceed the Louisiana's;
- can demonstrate competency, such as having completed continuing education units or having had recent experience;
- has not been disciplined in any jurisdiction for an act that would have constituted grounds for refusal, suspension, or revocation of a license to practice in Louisiana at the time the act was committed; and
- is in good standing and has not been disciplined by the agency that issued the license, certification, or permit.

The Commission must issue a temporary practice permit to a military-trained applicant or military spouse licensed, certified, or registered in another jurisdiction while the military-trained applicant or military spouse applicant is satisfying the requirements for Louisiana licensure, if that jurisdiction has licensure, certification, or registration standards substantially equivalent to Louisiana standards. The applicant may practice under the temporary permit until a license, certification, or registration is granted or until a notice of denial is issued by the Commission.

An individual possessing a temporary practice permit shall receive priority processing of their application for license, certification, or registration.

Regulations re-promulgated 2011; statute amended 2016.

[La. Admin. Code tit. 46, §§ 2701, 2703, 2709, 5103 \(2019\); La. Rev. Stat. § 37:3651 \(2019\)](#)

Louisiana, Salesperson License Reciprocity

Louisiana statutes provide only that a nonresident may obtain a salesperson's license under conditions established by the commission. However, Louisiana regulations provide that the Commission may enter into a reciprocal agreement with any other state to permit a resident of that state who is licensed there as a real estate salesperson to obtain an equivalent Louisiana nonresident license, provided that the other state similarly agrees to grant a nonresident license to any Louisiana salesperson. A list of the states with which Louisiana has reciprocity is available at the Louisiana Real Estate Commission's "[Reciprocal](#)" website.

A person who resides in and is licensed as a real estate salesperson in a state that has entered into a reciprocal agreement with the Louisiana commission must:

- provide the Commission with proof of licensing by the resident state;
- pay all fees; and
- irrevocably appoint the executive director as the licensee's agent for service of process in all matters arising out of any real estate activities conducted by the licensee in Louisiana.

Statutory section amended 2016; regulations re-promulgated 2011.

[La. Rev. Stat. § 37:1437\(E\) \(2019\); La. Admin. Code tit. 46, §§ 4901, 4903, 5101 \(2019\)](#)

Maine

Maine, Affiliation with Resident Broker

No relevant provisions were located.

Maine, Broker License Reciprocity

A nonresident applicant for a Maine broker license must:

- hold a similar license in his resident state;

- be in good standing in the resident state; and
- maintain an active place of business in that state.

The statutory provision that previously required a nonresident applicant to file an irrevocable written consent to be sued in Maine was repealed in 2013.

A nonresident license applicant must furnish a certificate of licensure from each state in which he or she holds a real estate license, showing:

- the type of license held;
- the date of original licensure; and
- a statement that any complaints "have been resolved to the satisfaction of the licensing agency."

A nonresident applying for a Maine license may be qualified without complying with the statutory education and experience requirements if the applicant:

- holds a similar active license in the place of legal residence; and
- passes a written examination pertaining to Maine real estate law.

Statutory section 13173 amended 2013; § 13193 amended 2017; regulation amended 2009.

[Me. Rev. Stat. tit. 32, §§ 13173\(4\); 13193 \(2018\); 02-039-390 Me. Code R. § 4 \(2019\)](#)

[Maine, In-State License Portability](#)

A resident broker automatically forfeits his resident real estate license if he moves the principal place of business to another state.

Op. Att'y Gen. Rep. 27 (1967-68)

Maine, In-State Office Requirements

An agency holding an active license must have a fixed and definite place of business where its designated broker and employees may be personally contacted without unreasonable delay. However, the statute is silent regarding whether this office must be in-state.

Section amended 2013.

[Me. Rev. Stat. tit. 32, § 13173\(5\) \(2018\)](#)

Maine, License to do Business Requirement

A foreign corporation must be authorized to do business in Maine before actually conducting business in Maine.

Section amended 2003.

[Me. Rev. Stat. tit. 13-C, § 1501\(1\) \(2018\)](#)

Maine, Other Relevant Provisions

MILITARY MEMBERS AND SPOUSES

The Board may permit a returning military veteran or a spouse of a returning military veteran or of an active duty service member who holds a comparable license in another state to acquire a license by endorsement in Maine for the remainder of the term of the license from the other state or until a license is obtained in Maine.

The Board may permit a returning military veteran or a spouse of a returning military veteran or of an active duty service member who holds a comparable license in another state to obtain a temporary license in Maine for a period of time necessary to obtain a Maine license.

Enacted 2013.

[Me. Rev. Stat. Ann. tit. 10, § 8011 \(2018\)](#)

Maine, Salesperson License Reciprocity

A nonresident applicant for a Maine salesperson license must:

- hold a similar license in his or her resident state;
- be in good standing in the resident state; and
- maintain an active place of business in that state.

The statutory provision that previously required a nonresident applicant to file an irrevocable written consent to be sued in Maine was repealed in 2013.

A nonresident license applicant must furnish a certificate of licensure from each state in which he or she holds a real estate license, showing:

- the type of license held;
- the date of original licensure; and
- a statement that any complaints "have been resolved to the satisfaction of the licensing agency."

A nonresident applying for a Maine license may be qualified without complying with the statutory education and experience requirements if the applicant:

- holds a similar active license in good standing in the place of legal residence; and
- passes a written examination pertaining to Maine real estate law.

Statutory section 13173 amended 2013; § 13193 amended 2017; regulation amended 2009.

[Me. Rev. Stat. tit. 32, §§ 13173\(4\); 13193 \(2018\); 02-039-390 Me. Code R. § 4 \(2019\)](#)

Maryland

Maryland, Affiliation with Resident Broker

GENERAL PROVISIONS

The Maryland commission may waive any requirement, including the affiliation requirement, for nonresident individuals and corporations who are licensed brokers in other states if they comply with the statutory requirements.

SUBTITLE 3A

A salesperson or associate broker with a reciprocal license may not conduct business in Maryland unless he or she is affiliated with a real estate broker holding a standard or reciprocal license.

Section 17-308 amended 1994; § 17-3A-05 enacted 2006.

[Md. Code, Bus. Occ. & Prof. §§ 17-308; -3A-05 \(2019\)](#)

Maryland, Broker License Reciprocity

GENERAL PROVISIONS

The Commission may waive any of the requirements for an applicant who holds an equivalent broker's license from another state, provided the applicant:

- pays the application fee;
- provides evidence of meeting the qualifications otherwise required by the Commission;
- submits a certified copy of his broker's license from the other state;
- provides evidence of actively maintaining an office in the other state;
- consents to legal action in-state;
- submits an irrevocable consent to service of process, the detailed requirements of which are set forth in § 17-514;
- submits a credit report; and
- furnishes full information regarding any ownership interest in any entity providing brokerage services.

SUBTITLE 3A

Effective October 1, 2006, the Commission generally may issue a reciprocal license to a person:

- who holds a current license in another state to provide real estate brokerage services; and

- whose principal place of business is outside Maryland.

The reciprocal license will be for a category of license the commission determines is most similar to the license issued by the other state.

Pursuant to the provisions of subtitle 3A, the Commission will issue a reciprocal license to an applicant who is "licensed in another state to provide real estate brokerage services" if:

- the applicant files a reciprocal license application;
- the other state submits a certified copy of the applicant's current license or a certified statement indicating that the applicant holds a current license;
- the other state's licensing body submits a statement indicating whether the applicant has been the subject of a disciplinary proceeding and, if so, details of the proceeding;
- the applicant submits a statement attesting that he or she
 - is not the subject of discipline or a current investigation regarding misconduct,
 - has not been convicted of a felony, a misdemeanor directly related to his or her fitness or qualifications to provide real estate brokerage services, or a crime that constitutes a violation of Title 17,
 - has reviewed and agrees to be bound by Subtitle 3A, Maryland real estate regulations, and the Maryland code of ethics, and
 - agrees to permit disclosure to the Commission of any disciplinary proceeding record involving the applicant's misconduct;
- the applicant pays the requisite fees; and

- the applicant consents to service of process in the form the Commission requires.

The Commission may implement subtitle 3A by written reciprocal agreements with other states, but it is not required to enter into a reciprocal agreement with the other state before issuing a reciprocal license to a licensee from that state. However, if the other state does not offer reciprocal licenses to Maryland licensees, the Commission must require the applicant from the other state to meet the education, experience, and examination requirements substantially comparable to those required by that state for Maryland licensees who seek a reciprocal license in that state.

The Commission must publish in the Maryland Register and on the Internet a list of states with which the Commission has reciprocity agreements, and a list of those states that do not offer reciprocal licensing opportunities, with a description of the additional requirements. That list is available at the Maryland Real Estate Commission's ["Reciprocity"](#) website.

A reciprocal license holder is exempt from:

- the requirements of §§ 17-303, -304, -305, -315, -503, and -517; and
- the exam required for a comparable standard Maryland license.

Section 17-307 amended 2005; §§ 17-308 and 17-514 amended 1994; §§ 17-3A-02, 17-3A-04, 17-3A-06, 17-3A-07, 17-3A-08, and 17-3A-10 enacted 2006.

[Md. Code Ann., Bus. Occ. & Prof. §§ 17-307, -308, -514; -3A-02, -04, -06, -07, -08, -10 \(2019\)](#)

Maryland, In-State License Portability

No applicable provisions located.

Maryland, In-State Office Requirements

GENERAL PROVISIONS

General Maryland laws regarding broker office requirements no longer apply to reciprocal licensees. *See* Md. Code Ann., Bus. Occ. & Prof. § 17-3A-10(c)(2) (2019).

SUBTITLE 3A

A reciprocal licensee is exempt from the office requirements of § 17-517. (Section 17-517 requires a nonresident licensed real estate broker to maintain an office in Maryland if the state in which the nonresident broker resides requires a Maryland resident who is licensed in the other state to maintain an office in that state.)

Pursuant to subtitle 3A, obtaining a reciprocal license is deemed to constitute sufficient contact with Maryland for the Commission or the Maryland courts to exercise personal jurisdiction in any action or proceeding arising out of the licensee's acts or omissions in Maryland or related to a transaction involving Maryland real property.

A reciprocal licensee must notify the Commission promptly if the licensee establishes a principal place of business in Maryland for real estate brokerage services. In that case, the reciprocal licensee must obtain a standard license within 90 days.

Section 17-517 amended 1994; §§ 17-3A-03, 17-3A-09, and 17-3A-10 enacted 2006.

[Md. Code Ann., Bus. Occ. & Prof. §§ 17-517; -3A-03, -09, -10 \(2019\)](#)

Maryland, License to do Business Requirement

Foreign corporations must register with the State Department of Assessments and Taxation in order to do business in Maryland. To qualify, the corporation must:

- certify the corporation's address;
- certify the name and address of its resident representative in Maryland; and

- provide proof of good standing in the jurisdiction in which it is organized.

Section 7-101 amended 1998; § 7-202 amended 2009.

[Md. Code Ann., Corps. & Ass'ns §§ 7-101, -202 \(2019\)](#)

Maryland, Other Relevant Provisions

An individual who demonstrates that he has actively engaged in real estate practice as a licensed salesperson or broker in good standing for at least three years in any state may be deemed to have satisfied the three years' experience as a salesman required for a broker's license.

An individual who is licensed in another state may divide fees with a Maryland licensee, provided that state permits a fee that is earned on a real estate transaction in that state to be divided with a Maryland licensee. If a nonresident licensee participates in or divides fees or holds deposits from a Maryland real estate transaction, that act constitutes irrevocable consent to service of process.

MILITARY MEMBERS AND SPOUSES

The Real Estate Commission must issue an expedited license to a service member, veteran, or military spouse who meets the requirements § 2.5-105. An application for a license must include:

- proof that the applicant is a service member, veteran, or military spouse;
- proof that the applicant holds a valid license in good standing issued in another state;
- if the applicant is a service member or veteran, proof that the applicant is assigned to a duty station in Maryland or has established legal residence Maryland;
- if the applicant is a military spouse, proof that the applicant's spouse is assigned to a duty station in Maryland or has established legal residence in Maryland;

- if a criminal background check is required, proof of application for a criminal background check;
- proof that the applicant has submitted the full application for licensure; and
- any required application fee.

Before issuing such a the Commission must determine that the requirements for licensure in the other state are substantially equivalent to, or exceed the requirements for, licensure in Maryland.

Additionally, the Commission may issue a temporary license to a service member, veteran, or military spouse who holds a valid license in good standing issued in another state for which the requirements for licensure are not substantially equivalent to the Maryland requirements. Such a temporary license authorizes the service member, veteran, or military spouse, for a limited period of time, as determined by the Commission, to perform services while the service member, veteran, or military spouse completes additional requirements for Maryland licensure.

“Military spouse” means the spouse of a service member or veteran, including a surviving spouse of a veteran or of a service member who died before the date on which the license application is submitted.

“Service member” means an individual who is an active duty member of the U.S. armed forces, a reserve component of the armed forces, or the National Guard of any state.

"Veteran" is defined as "a former service member who was discharged from active duty under circumstances other than dishonorable before the date on which the application for a license is submitted."

Statutory sections §§ 17-513 and 17-515 amended 1994; § 17-604 amended 2015; § 2.5-106 amended 2013; §§ 2.5-101 and 2.5-105 amended 2019.

[Md. Code Ann., Bus. Occ. & Prof. §§ 17-513, -515, -604 \(2019\); Md. Code Ann., Bus. Reg. §§ 2.5-101, -105, -106 \(2019\)](#)

Maryland, Salesperson License Reciprocity

GENERAL PROVISIONS

The Commission may waive any of the requirements for an applicant who holds an equivalent salesperson's license from another state, provided the applicant:

- pays the application fee;
- provides evidence of meeting the required qualifications;
- submits a certified copy of his existing salesperson's license;
- provides evidence of an office in the other state;
- consents to legal action in-state;
- submits an irrevocable consent to service of process, the detailed requirements of which are set forth in § 17-514; and
- submits a credit report.

SUBTITLE 3A

The Commission generally may issue a reciprocal license to a person:

- who holds a current license in another state to provide real estate brokerage services; and
- whose principal place of business is outside Maryland.

The reciprocal license will be for a category of license the commission determines is most similar to the license issued by the other state.

Pursuant to the provisions of subtitle 3A, the Commission will issue a reciprocal license to an applicant who is "licensed in another state to provide real estate brokerage services" if:

- the applicant files a reciprocal license application;
- the other state submits a certified copy of the applicant's current license or a certified statement indicating that the applicant holds a current license;
- the other state's licensing body submits a statement indicating whether the applicant has been the subject of a disciplinary proceeding and, if so, details of the proceeding;
- the applicant submits a statement attesting that he or she
 - is not the subject of discipline or a current investigation regarding misconduct,
 - has not been convicted of a felony, a misdemeanor directly related to his or her fitness or qualifications to provide real estate brokerage services, or a crime that constitutes a violation of Title 17,
 - has reviewed and agrees to be bound by Subtitle 3A, Maryland real estate regulations, and the Maryland code of ethics, and

- agrees to permit disclosure to the Commission of any disciplinary proceeding record involving the applicant's misconduct;
 - the applicant pays the requisite fees; and
-
- the applicant consents to service of process in the form the Commission requires.

The Commission may implement subtitle 3A by written reciprocal agreements with other states, but it is not required to enter into a reciprocal agreement with the other state before issuing a reciprocal license to a licensee from that state. However, if the other state does not offer reciprocal licenses to Maryland licensees, the Commission must require the applicant from the other state to meet the education, experience, and examination requirements substantially comparable to those required by that state for Maryland licensees who seek a reciprocal license in that state.

The Commission must publish in the Maryland Register and on the Internet a list of states with which the Commission has reciprocity agreements, and a list of those states that do not offer reciprocal licensing opportunities, with a description of the additional requirements. That list is available at the Maryland Real Estate Commission's ["Reciprocity"](#) website.

A reciprocal license holder is exempt from:

- the requirements of §§ 17-303, -304, -305, -315, -503, and -517; and
- the exam required for a comparable standard Maryland license.

Statutory section 17-307 amended 2005; §§ 17-308 and 17-514 amended 1994; §§ 17-3A-02, 17-3A-04, 17-3A-06, 17-3A-07, 17-3A-08, and 17-3A-10 enacted 2006.

[Md. Code Ann., Bus. Occ. & Prof. §§ 17-307, -308, -514; -3A-02, -04, -06, -07, -08, -10 \(2019\)](#)

Massachusetts

Massachusetts, Affiliation with Resident Broker

No relevant provisions were located.

Massachusetts, Broker License Reciprocity

A nonresident may obtain a broker license by complying with all relevant provisions of §§ 87PP—87DDD, paying the required fee, and filing a power of attorney with the Board irrevocably consenting to service of process, except that:

- the applicant need not prove residency within Massachusetts; and
- the Board may exempt the education and examination requirements if the broker is licensed in another state that has laws similar to the Commonwealth governing real estate brokering practices and that allows a similar exemption to brokers of Massachusetts seeking reciprocity.

Reciprocal licensure applicants must apply on the form provided by the Board and pay the required fee.

An annotated list of the states with which Massachusetts has reciprocity or expedited licensure is available at "[Massachusetts Real Estate Board: Reciprocal Licensure, Attorney Licensure and Educational Waivers.](#)"

Statutory section enacted 1957; regulation amended 2013.

[Mass. Gen. Laws Ann. ch. 112, § 87WW \(2019\); Mass. Regs. Code tit. 254, § 2.00\(13\) \(2019\)](#)

Massachusetts, In-State License Portability

Research located no provision explicitly addressing the portability of a Massachusetts license. However, a Massachusetts broker may offer for sale in Massachusetts property that is located in a land development of another state if the owner or developer of the development

- registers the property with the Board, and
- pays the fee established by the Board.

The broker must renew the registration annually.

Regulation amended 2013.

[Mass. Regs. Code tit. 254, § 6.00\(1\), \(2\) \(2019\)](#)

Massachusetts, In-State Office Requirements

A nonresident licensee does not need an in-state office, but a nonresident broker must maintain a usual place of business in the state in which he is licensed. In fact, if a nonresident corporation does maintain an in-state office, it is no longer deemed a nonresident.

Section 87WW enacted 1957; § 87PP enacted 1991.

[Mass. Gen. Laws Ann. ch. 112, §§ 87WW, 87PP \(2019\)](#)

Massachusetts, License to do Business Requirement

A foreign corporation must file a certificate with the Secretary of States within 10 days of commencing business in Massachusetts.

Section enacted 1992.

[Mass. Gen. Laws Ann. ch. 156D, § 15.03 \(2019\)](#)

Massachusetts, Other Relevant Provisions

MILITARY SPOUSES

The Real Estate Board upon presentation of satisfactory evidence by a license applicant, expedite the issuance of a license to a person:

- who is certified or licensed in a state other than Massachusetts;

- whose spouse is a member of the U.S. armed forces;
- whose spouse is the subject of a military transfer to Massachusetts; and
- who left employment to accompany the person's spouse to Massachusetts.

The procedure must include, but not be limited to issuing the person:

- a license or certificate if the requirements for licensure or certification of such other state are substantially equivalent to those in Massachusetts; or
- a temporary license or certificate to allow the person to perform services while completing any specific requirements that may be required in Massachusetts but were not required in the state in which the person was licensed or certified.

The Board must expedite the issuance of a license to such spouses.

Amended 2015.

[Mass. Gen. Stat. ch. 112, § 1B \(2019\)](#)

Massachusetts, Salesperson License Reciprocity

A nonresident individual may obtain a salesperson license by complying with all relevant provisions of §§ 87PP—87DDD, paying the required fee, and filing a power of attorney with the Board irrevocably consenting to service of process, except that:

- the applicant need not prove residency within Massachusetts; and

- the Board may exempt the education and examination requirements if the salesperson is licensed in another state that has laws similar to the Commonwealth governing real estate brokering practices and that allows a similar exemption to salespersons of Massachusetts seeking reciprocity.

Reciprocal licensure applicants must apply on the form provided by the Board and pay the required fee.

An annotated list of the states with which Massachusetts has reciprocity or expedited licensure is available at "[Massachusetts Real Estate Board: Reciprocal Licensure, Attorney Licensure and Educational Waivers.](#)"

Statutory section enacted 1957; regulation amended 2013.

[Mass. Gen. Laws Ann. ch. 112, § 87WW \(2019\); Mass. Regs. Code tit. 254, § 2.00\(13\) \(2019\)](#)

Michigan

Michigan, Affiliation with Resident Broker

No relevant provisions were located.

Michigan, Broker License Reciprocity

A nonresident may become a real estate broker in Michigan by

- filing a broker's application and an irrevocable consent to process with the department, and
- otherwise complying with the licensing requirements.

Section enacted 1980.

[Mich. Comp. Laws § 339.2514 \(2019\)](#)

Michigan, In-State License Portability

No provision was located addressing the portability of a Michigan license.

Michigan, In-State Office Requirements

All licensed brokers are required to maintain a place of business in Michigan.

Statutory section amended 2016.

[Mich. Comp. Laws § 339.2505\(3\) \(2019\)](#)

Michigan, License to do Business Requirement

A foreign corporation may not transact business in Michigan until it has obtained a certificate of authority.

Section amended 1997.

[Mich. Comp. Laws § 450.2011 \(2019\)](#)

Michigan, Other Relevant Provisions

A licensed real estate broker may pay a commission to a broker licensed in another state if the nonresident broker does not conduct negotiations in Michigan for that transaction.

Section amended 2017.

[Mich. Comp. Laws § 339.2512\(h\) \(2019\)](#)

Michigan, Salesperson License Reciprocity

A nonresident may become a real estate salesperson in Michigan by

- filing an application and an irrevocable consent to process with the department, and

- otherwise complying with the licensing requirements.

Section enacted 1980.

[Mich. Comp. Laws § 339.2514 \(2019\)](#)

Minnesota

Minnesota, Affiliation with Resident Broker

No relevant provisions were located.

Minnesota, Broker License Reciprocity

A nonresident may obtain a Minnesota broker license if he complies with all statutory requirements. Certain specified requirements of § 82.59, subdivision 8, and § 82.61 may be waived for nonresidents if:

- a written reciprocity licensing agreement is in effect between the commissioner and the licensing body in the nonresident's jurisdiction;
- the individual is licensed in good standing in the resident jurisdiction; and
- the licensing requirements of the nonresident's jurisdiction are substantially similar to Minnesota's requirements.

A list of states with which Minnesota has reciprocity is available at [Minn. Dep't of Commerce, Apply for a Real Estate License \(last visited Oct. 27, 2019\)](#).

Sections amended 2014.

[Minn. Stat. §§ 82.63, subd. 11; .64 \(2019\)](#)

Minnesota, In-State License Portability

No applicable provisions located.

Minnesota, In-State Office Requirements

No provision was located requiring a nonresident licensee to maintain an in-state office. However, all nonresident applicants must appoint the Commissioner as their authorized agent for service of process.

Section amended 2004 and renumbered 2010.

[Minn. Stat. Ann. § 82.88, subd. 1 \(2019\)](#)

Minnesota, License to do Business Requirement

Foreign corporations must obtain a certificate of authority before transacting business in Minnesota. Also, a foreign corporation must maintain a registered office and designate a registered agent in Minnesota.

Section 303.03 amended 2005; § 303.10 amended 2010.

[Minn. Stat. §§ 303.03; .10 \(2019\)](#)

Minnesota, Other Relevant Provisions

An individual may not qualify for a Minnesota license if his license has been revoked in any state within two years of the application date.

A licensed Minnesota broker or salesperson may pay split fees with a person similarly licensed in other jurisdictions.

Section 82.59 amended 2016; § 82.70 amended 2014.

[Minn. Stat. §§ 82.59, subd. 2; .70, subd. 2 \(2019\)](#)

Minnesota, Salesperson License Reciprocity

A nonresident may obtain a Minnesota salesperson license if he complies with all statutory requirements.

The requirements of §§ 82.59, sub. 8 and 82.61 may be waived for nonresidents if:

- a written reciprocity licensing agreement is in effect between the commissioner and the licensing body in the nonresident's jurisdiction;
- the individual is licensed in good standing in the resident jurisdiction; and
- the licensing requirements of the nonresident's jurisdiction are substantially similar to Minnesota's requirements.

A list of states with which Minnesota has reciprocity is available at [Minn. Dep't of Commerce, Apply for a Real Estate License \(last visited Oct. 27, 2019\)](#).

Sections amended 2014.

[Minn. Stat. §§ 82.63, subd. 11; .64 \(2019\)](#)

Mississippi

Mississippi, Affiliation with Resident Broker

A nonresident broker may base a nonresident broker license application on an affiliation with a resident Mississippi broker, but such an affiliation is not the only basis for a nonresident application.

Also, a Mississippi broker may cooperate through a cooperative agreement with a broker licensed in another state who does not hold a Mississippi license. The parties must file a separate cooperative agreement for each property, prospective user or transaction. The

agreement must state the compensation to be paid to the Mississippi broker. In such cases, the listing or property management agreement remains in the Mississippi broker's name. The commissions are divided on a negotiable basis between the Mississippi broker and the nonresident broker. In this context, a nonresident broker includes active, licensed real estate brokers of another state who does not possess an active Mississippi nonresident real estate broker's license. The nonresident broker may not place a sign on Mississippi real property without the cooperating Mississippi broker's written consent, and the Mississippi broker's sign must be placed in a prominent place and in close proximity to the nonresident broker's sign.

Statutory section amended 2016; regulation amended 2013.

Miss. Code § 73-35-8(1) (LexisNexis 2019); [30-1601 Miss. Code R. § 3.1 \(2019\)](#)

Mississippi, Broker License Reciprocity

The Commission is authorized to exempt another state's real estate licensee from all or some of the state's preclicensing educational requirements, provided the other state's preclicensing educational requirements are the equivalent of Mississippi's requirements and provided the other state extends the same privilege or exemption to Mississippi real estate licensees. Also, an occupational licensing board may issue a temporary practice permit to a military-trained applicant or a military spouse who is licensed in another jurisdiction while he or she is satisfying the requirements for a Mississippi license.

A nonresident broker license applicant must either:

- hold a broker's license in another state;
- be a broker/salesperson or salesperson affiliated with a resident or nonresident Mississippi-licensed broker; or
- be a nonresident broker applicant who intends to maintain an office in Mississippi upon licensure.

Additionally, nonresident applicants must:

- file with the Commission an irrevocable consent that legal actions may be brought against the applicant in any appropriate Mississippi county by service of process on the commission's executive officer;
- sign an agreement to cooperate with any Commission investigation into the applicant's brokerage activities;
- if licensed in another state, provide a certification from the executive officer of the real estate commission in the state where the applicant has his principal place of business;
- disclose all states in which the applicant has ever held a real estate license and provide a certification of licensure from all such states;
- obtain the appropriate Mississippi license for the firm through which the applicant intends to operate as a broker;
- meet all resident licensure requirements, other than residency and approved pre-licensing education, as set forth in Miss. Code Ann. § 73-35-9;
- effective July 1, 2016, undergo a finger-print based criminal history records check from the Mississippi central criminal database and the FBI criminal history database; and
- meet all Mississippi continuing education requirements after becoming licensed.

The Commission is authorized to exempt, in whole or in part, from the required written examination requirement, a real estate licensee of another state, as long as the examination administered in the other state is equivalent to the Mississippi examination and the other state extends the same exemption to Mississippi real estate licensees.

Sections 73-35-7 and 73-35-8 amended 2016; § 73-35-13 amended 2013; § 73-50-1 amended 2019.

Miss. Code §§ 73-35-7, -8, -13; -50-1 (LexisNexis 2019)

Mississippi, In-State License Portability

No applicable provisions located.

Mississippi, In-State Office Requirements

Generally, the residency requirements of § 73-35-7 do not apply to licensees of other states who obtain Mississippi nonresident licenses. More specifically, a nonresident broker need not maintain a Mississippi office if:

- the nonresident broker maintains a place of business in another state; and
- the nonresident broker is “regularly actively engaged in the real estate business.”

Section amended 2016.

Miss. Code § 73-35-8(1) (LexisNexis 2017)

Mississippi, License to do Business Requirement

A foreign corporation may not transact business in Mississippi until it obtains a certificate of authority from the secretary of state.

Section amended 2012.

Miss. Code § 79-4-15.01 (LexisNexis 2019)

Mississippi, Other Relevant Provisions

COOPERATIVE AGREEMENTS

A licensed broker of another state who does not hold a Mississippi license may cooperate with a licensed Mississippi broker, provided that:

- any commission or fee resulting from cooperative negotiations must be stated on a form filed with the commission, which form must reflect the compensation to be paid to the Mississippi broker;
- by signing a cooperative agreement, the nonresident broker agrees to abide by Mississippi law and agrees that civil actions may be brought against him in any Mississippi county in which a claim may arise;
- the Mississippi broker must require a listing or joint listing of the property involved;
- the written agreements must set forth all material terms of each agreement, including financial terms;
- the Mississippi broker must supervise the showing of property located in Mississippi and all negotiations pertaining to it;
- the name and telephone number of the Mississippi broker must appear and be given equal prominence with the name of the nonresident broker in all advertising of Mississippi real estate;
- the Mississippi broker is liable for all acts of the cooperating broker; and
- all earnest money pertaining to a cooperative agreement must be held in escrow by the Mississippi broker unless both the buyer and seller agree otherwise in writing.

MILITARY MEMBERS AND SPOUSES

The Real Estate Commission must issue a license to a military-trained applicant to allow the applicant to lawfully practice in Mississippi if the applicant satisfies the following conditions:

- has been awarded a military occupational specialty and has done all of the following at a level that is substantially equivalent to or exceeds Commission requirements for licensure: (1) completed a military program of training, (2) completed testing or equivalent training and experience as determined by Commission, and (3) performed in the occupation for which licensure is sought;
- has engaged in active real estate practice for at least two of the five years preceding the date of application;
- has not committed any act in any jurisdiction that would have constituted grounds for refusal, suspension or revocation of a license in Mississippi at the time the act was committed; and
- pays any required fees.

The Real Estate Commission must issue a license to a military spouse to allow the military spouse to lawfully practice in Mississippi if, upon application the military spouse satisfies the following conditions:

- holds a current license, certification or registration from another jurisdiction, and that jurisdiction's requirements for licensure, certification or registration are substantially equivalent to or exceed the requirements for licensure, certification or registration of the Commission;
- can demonstrate competency through methods as determined by the Commission, such as having completed continuing education units or having had recent experience for at least two of the five years preceding the date of the application;
- has not committed any act in any jurisdiction that would have constituted grounds for refusal, suspension or revocation of a license to practice in Mississippi at the time the act was committed;
- is in good standing and has not been disciplined by the agency that had jurisdiction to issue the license, certification or permit; and
- pays any required fees.

The Commission may issue a temporary practice permit to a military-trained applicant or military spouse licensed, certified or registered in another jurisdiction while the he or she is

satisfying the requirements for licensure if that jurisdiction has licensure, certification or registration standards substantially equivalent to the standards for licensure in Mississippi. The military-trained applicant or military spouse may practice under the temporary permit until licensure is granted or until a notice to deny licensure is issued.

The Commission must issue or deny a license to a military spouse within four months of his or her application if the military member's orders are in Mississippi for 36 months or less.

Section 73-35-11 amended 1992; § 73-50-1 amended 2019.

Miss. Code §§ 73-35-11, 73-50-1 (LexisNexis 2019)

Mississippi, Salesperson License Reciprocity

The Commission is authorized to exempt another state's real estate licensee from all or some of the state's prelicensing educational requirements, provided the other state's prelicensing educational requirements are the equivalent of Mississippi's requirements and provided the other state extends the same privilege or exemption to Mississippi real estate licensees. Also, an occupational licensing board may issue a temporary practice permit to a military-trained applicant or a military spouse who is licensed in another jurisdiction while he or she is satisfying the requirements for a Mississippi license.

A nonresident salesperson license applicant must either:

- hold a broker's license in another state; or
- be a broker/salesperson or salesperson affiliated with a resident or nonresident Mississippi-licensed broker.

Additionally, nonresident applicants must:

- file with the Commission an irrevocable consent that legal actions may be brought against the applicant in any appropriate Mississippi county by service of process on the commission's executive officer;
- if licensed in another state, provide a certification from the executive officer of the real estate commission in the state where the applicant has his principal place of business;
- disclose all states in which the applicant has ever held a real estate license and provide a certification of licensure from all such states;
- meet all resident licensure requirements, other than residency and approved pre-licensing education, as set forth in Miss. Code Ann. § 73-35-9 (2014);
- effective July 1, 2016, undergo a finger-print based criminal history records check from the Mississippi central criminal database and the FBI criminal history database; and
- meet all Mississippi continuing education requirements after becoming licensed.

The Commission is authorized to exempt, in whole or in part, from the required written examination requirement, a real estate licensee of another state, as long as the examination administered in the other state is equivalent to the Mississippi examination and the other state extends the same privilege or exemption to Mississippi real estate licensees.

Sections 73-35-7 and 73-35-8 amended 2016; § 73-35-13 amended 2013; § 73-50-1 amended 2019.

Miss. Code §§ 73-35-7, -8, -13; -50-1 (LexisNexis 2019)

Missouri

Missouri, Affiliation with Resident Broker

Generally, a nonresident applicant must meet all requirements that apply to Missouri residents applying for the same type of license, and a Missouri broker-salesperson or salesperson license is issued only to persons who are associated with a licensed broker.

A real estate broker may not employ a person to perform any service for which licensure is required for a commercial real estate transaction, unless the person (a) is a person regularly engaged in the real estate brokerage business outside Missouri and (b) has

- executed a brokerage agreement with the Missouri real estate broker,
- consented to the jurisdiction of Missouri and the commission,
- consented to statutory disciplinary procedures, and
- appointed the commission as his or her agent for service of process.

For any other transaction, the person must be "regularly engaged in the real estate brokerage business" outside Missouri.

Statutory section amended 2008; regulation 2250-4.080 amended 2008; R. 2250-4.050 amended 2009.

[Mo. Rev. Stat. § 339.150 \(2019\); Mo. Code Regs. tit. 20, §§ 2250-4.050\(2\), .080\(4\) \(2019\)](#)

Missouri, Broker License Reciprocity

An individual who holds a current and active *salesperson* license in another jurisdiction and who wishes to obtain a Missouri broker's license, must:

- have had active salesperson experience during 24 of the last 30 months;
- complete the Missouri 48-hour broker pre-examination course;

- pass both portions of the Missouri broker exam; and
- apply for the license within six months of the course completion date.

An individual who holds a current and active *broker* license in another jurisdiction (except for those jurisdictions that issue only broker licenses) must:

- have had active license experience as a salesperson or broker during 24 of the last 30 months;
- pass the state portion of the Missouri broker exam; and
- apply for the license within six months of passing the state portion of the Missouri broker exam.

The 48-hour broker pre-examination course is waived for an individual who holds a current and active broker license in another jurisdiction.

If a person is licensed in a jurisdiction that issues only broker licenses, Missouri will recognize the single license as a salesperson license.

Applicants must also:

- provide a "license (history) certification" issued from their jurisdiction's real estate commission no more than three months before their application; and

- meet all requirements that apply to Missouri residents and domestic firms applying for the same type of license.

The commission may waive the examination requirement for a nonresident individual duly licensed in any other jurisdiction that extends a similar exemption to Missouri licensees, provided a written reciprocal licensing agreement exists between the jurisdictions.

The commission may issue a nonresident license to a partnership, association, or corporation organized and licensed as a real estate broker in another jurisdiction, provided the applicant furnishes the following with the application:

- a "license (history) certification," issued no more than three months before the application, from the nonresident licensing authority, indicating that the entity is in good standing; and
- evidence that the applicant has qualified to do business in Missouri.

Regulation amended 2008; statutory section amended 2001.

[Mo. Code Regs. tit. 20, § 2250-4.080 \(2019\); Mo. Rev. Stat. § 339.090 \(2019\)](#)

Missouri, In-State License Portability

No relevant provisions were located.

Missouri, In-State Office Requirements

Only resident brokers are required to maintain a regularly established place of business in Missouri.

Regulation amended 1994 and renumbered 2006.

[Mo. Code Regs. tit. 20, § 2250-8.010\(1\) \(2019\)](#)

Missouri, License to do Business Requirement

An applicant must be qualified by the Secretary of State to do business in Missouri, and a foreign corporation may not transact business in Missouri until it obtains a certificate of authority from the Secretary of State.

Regulation amended 2008; statute enacted 1990.

[Mo. Code Regs. tit. 20, § 2250-4.080\(3\) \(2019\); Mo. Rev. Stat. § 351.572 \(2019\)](#)

Missouri, Other Relevant Provisions

A real estate broker may not employ a person to perform any service for which licensure is required, unless the person is

- a licensed real estate salesperson or broker;
- for a commercial real estate transaction, a person regularly engaged in the real estate brokerage business outside Missouri who has executed a brokerage agreement with the Missouri real estate broker, consented to the jurisdiction of Missouri and the commission, consented to statutory disciplinary procedures, and appointed the commission as his or her agent for service of process; or
- for any other transaction, a person regularly engaged in the real estate brokerage business outside of Missouri.

MILITARY SPOUSES

The Real Estate Commission must establish criteria for the issuance of a temporary courtesy license to a nonresident spouse of an active duty member of the military who is transferred to Missouri in the course of the member's military duty, so that, "on a temporary basis, the nonresident military spouse may lawfully practice his or her occupation or profession" in Missouri.

A nonresident military spouse shall receive a temporary courtesy license if, at the time of application, the applicant:

- holds a current license or certificate in another state, district, or U.S. territory with licensure requirements equivalent to those established under Missouri law;
- was engaged in active real estate practice for at least two of the five years immediately preceding the date of application;
- has not committed an act in any jurisdiction that would have constituted grounds for the refusal, suspension, or revocation of a license or certificate to practice under Missouri law at the time the act was committed;
- "[h]as not been disciplined by a licensing or credentialing entity in another jurisdiction and is not the subject of an unresolved complaint, review procedure, or disciplinary proceeding conducted by a licensing or credentialing entity in another jurisdiction;"
- authorizes the Commission to conduct a criminal background check and pay for any associated costs;
- pays any required fees; and
- complies with other Commission requirements.

A temporary courtesy license is valid for 180 days and may be extended at the discretion of the Commission for another 180 days upon application.

The Real Estate Commission must give first priority to spouses of members of the active duty component of the U.S. Armed Forces in the processing of all licensure applications.

"Nonresident military spouse" means a nonresident spouse of an active duty member of the U.S. Armed Forces who has been transferred or is scheduled to be transferred to Missouri, is domiciled in Missouri, or has moved to Missouri on a permanent change-of-station basis.

Section 339.150 amended 2008; § 324.006 enacted 2018; § 324.008 amended 2011.

[Mo. Rev. Stat. §§ 324.006, .008; 339.150 \(2019\)](#)

Missouri, Salesperson License Reciprocity

An individual who holds a current and active salesperson license in another jurisdiction and who applies for a Missouri salesperson license must:

- pass the state portion of the Missouri salesperson exam; and
- complete the 24-hour Missouri Real Estate Practice Course.

The applicant may take the Missouri Real Estate Practice Course before or after the exam date, but he or she must take it before applying for licensure. The state waives its 48-hour Missouri salesperson pre-examination course for individuals who hold current and active salesperson licenses in another jurisdiction. An applicant must submit his or her application within six months of passing the state portion of the Missouri salesperson exam.

Applicants must also:

- provide a "license (history) certification" issued from their jurisdiction's real estate commission no more than three months before their application; and

- meet all requirements that apply to Missouri residents and domestic firms applying for the same type of license.

The commission may waive the examination requirement for a nonresident individual duly licensed in any other jurisdiction that extends a similar exemption to Missouri licensees, provided a written reciprocal licensing agreement exists between the jurisdictions.

Regulation amended 2008; statutory section amended 2001.

[Mo. Code Regs. tit. 20, § 2250-4.080 \(2019\)](#); [Mo. Rev. Stat. § 339.090 \(2019\)](#)

Montana

Montana, Affiliation with Resident Broker

Regulation 24.210.621, which previously explicitly required a nonresident salesperson to be under the supervision of a licensed resident real estate broker or accompanied by and under the supervision of a licensed nonresident real estate broker while conducting activities in Montana, has been repealed.

Regulation repealed 2007.

[Mont. Admin. R. 24.210.621 \(2008\) \(repealed\)](#)

Montana, Broker License Reciprocity

Montana's general professional licensing provisions permit a person licensed in another state to obtain a Montana license without examination if:

- the other state's licensing requirements are substantially equal to or greater than Montana's;
- there is no other reason to deny a license under Montana law; and
- "the applicant affirms or states in the application that the applicant has requested verification from the state or states in which the person is licensed that the person is currently licensed and is not subject to pending charges or final disciplinary action for unprofessional conduct or impairment."

Pursuant to Montana regulations, a license verification is required from any applicant who currently holds, or has ever held, a real estate license in another jurisdiction.

The real estate board may enter into an agreement with any other jurisdiction establishing the conditions through which the other jurisdiction's residents may obtain a nonresident license, if the other jurisdiction grants Montana resident licensees the same privileges. Currently, Montana has a reciprocity agreement with only Alberta, Canada.

Regulation 24.210.616 repealed 2019; R. 24.210.629 amended 2007; R. 24.210.611 amended 2012; statutory section amended 2019.

[Mont. Admin. R. 24.210.611, .629 \(2019\); Mont. Code § 37-1-304 \(2019\)](#)

Montana, In-State License Portability

No provision was located that is specifically applicable to the portability of a Montana license. However, the Board may form an agreement with another state allowing residents of the other state to obtain a nonresident license in Montana, if

- the other state agrees to grant Montana resident licensees the same privileges, and
- the out-of-state licensee has met standards that are equal to or greater than the Montana standards.

Section amended 2019.

[Mont. Code § 37-1-304\(2019\)](#)

Montana, In-State Office Requirements

A nonresident licensee must file an irrevocable written consent that legal action may be brought against the licensee in a Montana county and that process may be served on the Department.

A licensed broker must maintain a "designated physical address where the original license or a copy of the current license of the broker must be prominently displayed." If the broker is a supervising broker, the broker must also prominently display at such designated physical address a copy of the current license of each salesperson associated or under contract with the broker.

Section 37-51-308 amended 2017; § 37-51-306 amended 2015.

[Mont. Code §§ 37-51-306\(2\), -51-308 \(2019\)](#)

Montana, License to do Business Requirement

Prior to June 1, 2020, a nonresident corporation must obtain a certificate of authority from the Secretary of State before transacting business in Montana. Effective June 1, 2020, a foreign corporation must register with the Secretary of State before doing business in Montana. However, these requirements may be irrelevant because only individuals may be licensed in Montana.

Section 35-1-1026 amended 1999, repealed effective June 1, 2020; § 35-14-1502 enacted 2019, effective June 1, 2019; § 37-51-301 amended 2015.

[Mont. Code §§ 35-1-1026; 35-14-1502, 37-51-301 \(2019\)](#)

Montana, Other Relevant Provisions

A licensed broker may pay a commission to a licensed broker of another state if the nonresident broker has not conducted in Montana a service for which compensation is paid.

Section amended 2015.

[Mont. Code § 37-51-306\(1\) \(2017\)](#)

Montana, Salesperson License Reciprocity

Montana's general professional licensing provisions permit a person licensed in another state to obtain a Montana license without examination if:

- the other state's licensing requirements are substantially equal to or greater than Montana's;
- there is no other reason to deny a license under Montana law; and
- "the applicant affirms or states in the application that the applicant has requested verification from the state or states in which the person is licensed that the person is currently licensed and is not subject to pending charges or final disciplinary action for unprofessional conduct or impairment."

Pursuant to Montana regulations, a license verification is required from any applicant who currently holds, or has ever held, a real estate license in another jurisdiction.

The real estate board may enter into an agreement with any other jurisdiction establishing the conditions through which the other jurisdiction's residents may obtain a nonresident license, if the other jurisdiction grants Montana resident licensees the same privileges. Currently, Montana has a reciprocity agreement with only Alberta, Canada.

Regulation 24.210.616 repealed 2019; r. 24.210.629 amended 2007; r. 24.210.611 amended 2012; statutory section amended 2019.

[Mont. Admin. R. 24.210.611, .629 \(2019\)](#); [Mont. Code § 37-1-304 \(2019\)](#)

Nebraska

Nebraska, Affiliation with Resident Broker

No relevant provisions were located.

Nebraska, Broker License Reciprocity

Nebraska grants a broker license to a nonresident who:

- is actively engaged in the real estate business;
- maintains a place of business in the home jurisdiction;
- is currently licensed in the applicant's home jurisdiction; and
- has filed an affidavit certifying that the applicant has reviewed and agrees to be bound by the Nebraska real estate licensing laws.

The nonresident must file with the Commission a duly certified copy of the applicant's license issued by his or her state of residence or provide verification of such licensure and is subject to fingerprinting and a criminal history check.

A nonresident applicant must provide adequate proof of completion of a three-hour class specific to the Nebraska Real Estate License Act and Nebraska law of agency relationships (§§ 76-2401 to -2430) before he or she may obtain a license.

Section amended 2019.

[Neb. Rev. Stat. § 81-885.17\(1\)\(a\), \(3\), \(4\), \(7\) \(2019\)](#)

Nebraska, In-State License Portability

No provisions were located that are specifically applicable to the portability of a Nebraska license. However, the commission may enter into a reciprocal agreement with other regulatory jurisdictions if such agreements are necessary to provide Nebraska residents the ability to obtain licenses in such other jurisdictions.

Section amended 2019.

[Neb. Rev. Stat. § 81-885.17\(5\) \(2019\)](#)

Nebraska, In-State Office Requirements

No provisions were located that require a nonresident to have an in-state office. However, obtaining a nonresident broker's license constitutes sufficient contact in Nebraska for the exercise of personal jurisdiction over the licensee in any action arising out of the licensee's activities in Nebraska.

Section amended 2019.

[Neb. Rev. Stat. § 81-885.17\(2\) \(2019\)](#)

Nebraska, License to do Business Requirement

A foreign corporation may not transact business in Nebraska until it obtains a certificate of authority from the secretary of state.

Note that a foreign corporation authorized to transact business in Nebraska on January 1, 2017, is subject to the new Nebraska Model Business Corporation Act, but it is not required to obtain a new certificate of authority to transact business.

Section 21-19,146 enacted 1996; § 21-2,203 enacted 2014 and operative Jan. 1, 2017; previously applicable section § 21-20,168 repealed 2014; § 21-2,231 amended 2015.

[Neb. Rev. Stat. §§ 21-2,203, -2,231, -19,146 \(2019\)](#)

Nebraska, Other Relevant Provisions

A nonresident who becomes a Nebraska resident and who holds a real estate license in the prior jurisdiction is issued a resident license upon

- filing an application,
- paying the applicable fees,

- complying with the required criminal history check,
- filing an affidavit certifying that the applicant has reviewed and agrees to be bound by the Nebraska real estate licensing laws, and
- providing proof of completion of a three-hour class approved by the commission specific to the Nebraska Real Estate License Act and §§ 76-2401 to -2430.

A licensee may pay compensation to a nonresident who is licensed in his or her jurisdiction.

Sections amended 2019.

[Neb. Rev. Stat. §§ 81-885.17\(1\)\(c\), .24 \(2019\)](#)

Nebraska, Salesperson License Reciprocity

A nonresident salesperson employed by a broker that holds a nonresident broker's license may, at the commission's discretion, be issued a nonresident salesperson's license under that nonresident broker. The nonresident must file with the commission a duly certified copy of the applicant's license issued by the state of residence or provide verification of such licensure and is subject to fingerprinting and a criminal history check.

A nonresident applicant must provide adequate proof of completion of a three-hour class specific to the Nebraska Real Estate License Act and Nebraska law of agency relationships (§§ 76-2401 to -2430) before he or she may obtain a license. The applicant must also file an affidavit certifying that he or she has reviewed and agrees to be bound by the Nebraska real estate licensing laws.

Section amended 2019.

[Neb. Rev. Stat. § 81-885.17\(1\)\(b\), \(3\), \(4\), \(7\) \(2019\)](#)

Nevada

Nevada, Affiliation with Resident Broker

Nevada requires an out-of-state broker to work in cooperation with an in-state broker. An out-of-state broker acting as a real estate broker or salesperson in Nevada must work through the cooperating Nevada broker or a Nevada licensee associated with a Nevada broker. The Nevada broker must be in charge of the entire transaction and must handle all money received in a cooperative transaction.

Regulations amended 2016.

[Nev. Admin. Code §§ 645.180\(1\); .185\(6\), \(7\) \(2019\)](#)

Nevada, Broker License Reciprocity

The Nevada Real Estate Division may issue a broker license or a broker-salesman license to a person who holds a license as a real estate broker or broker-salesman issued by any state or territory or the District of Columbia, if that jurisdiction has entered into a reciprocal agreement with the Commission and the person submits proof that:

- he has been issued a license as a real estate broker or a broker-salesman by the other jurisdiction; and
- at the time the licensee files his application, he is in good standing.

The Division may refuse to issue a broker or broker-salesman license to a person who has committed any act or offense that would be grounds for denying a license to an applicant or taking disciplinary action against a licensee pursuant to chapter 645.

The Commission may not enter into a reciprocal agreement with another jurisdiction unless the provisions relating to the practice of real estate, including the licensing requirements, are "substantially similar" to the Nevada provisions.

Also, Nevada statutes provide that being "actively engaged as a full-time licensed real estate broker, broker-salesman or salesman in another state or the District of Columbia" for at least two of the four years immediately preceding the issuance of a Nevada broker's license fulfills the experience requirement for a Nevada broker's license. An out-of-state broker who is a natural person may obtain a certificate of cooperation so that he may work with an in-state broker to offer to sell land in Nevada to a person who does not reside in Nevada. The out-of-state broker is not permitted to sell land in Nevada to a Nevada resident. "An out-of-state broker may not use a cooperating broker's certificate as authority to sell or attempt to sell real estate in Nevada on behalf of the owner of that real estate. Such a certificate may be used only for the purpose of allowing the out-of-state broker or salesperson to represent a person other than a resident of Nevada in the purchase of real estate in Nevada." (The specific requirements for an application for a

cooperative certificate are set forth in Nev. Admin. Code ch. 645, § 645.180, and rules relating to an out-of-state broker's use of a cooperative certificate are set forth in Nev. Admin. Code ch. 645, § 645.185.)

Statutory section 645.330 amended 2007; § 645.605 enacted 1965; § 645.332 enacted 2005; regulations amended 2016.

[Nev. Rev. Stat. §§ 645.330, .332, .605 \(2017\); Nev. Admin. Code §§ 645.180, .185\(5\), \(11\) \(2019\)](#)

Nevada, In-State License Portability

No applicable provisions located.

Nevada, In-State Office Requirements

A broker licensed in Nevada who also has an active license in another state must maintain and operate a Nevada office. Also, a non-resident licensee must, in writing, appoint the administrator of the Real Estate Division as agent for service of process and agree to venue in any district in Nevada without regard to the location of the licensee's principal place of business.

Statutory section enacted 1987; regulation adopted 1981.

[Nev. Rev. Stat. § 645.495\(1\) \(2017\); Nev. Admin. Code § 645.627\(2\) \(2019\)](#)

Nevada, License to do Business Requirement

A foreign corporation that enters Nevada to do business must file:

- a registered agent filing, which must state the name of the represented entity's commercial registered agent or its noncommercial registered agent or officer or position that is to receive service of process, and a certificate of acceptance of the appointment by the registered agent; and
- a statement executed by an officer of the corporation, or by a person authorized by the corporation, setting forth certain information regarding the corporation.

As of October 1, 2013, Nevada no longer requires a foreign corporation to file a certificate of corporate existence. However, the signed statement referenced above must include a declaration

of the corporation's existence and a statement that the foreign corporation is in good standing in the jurisdiction of its incorporation.

Section amended 2013.

[Nev. Rev. Stat. § 80.010 \(2017\)](#)

Nevada, Other Relevant Provisions

A licensed real estate broker may pay a commission to a licensed broker of another state.

Section amended 2005.

[Nev. Rev. Stat. § 645.280\(1\) \(2017\)](#)

Nevada, Salesperson License Reciprocity

Nevada does not require an applicant for a salesman license to pass the uniform portion of a national real estate examination otherwise required by §§ 645.330 and 645.460, if:

- the applicant holds a license in good standing as a real estate broker, broker-salesman or salesman in another state, territory or the District of Columbia;
- the salesman licensure requirements in the other jurisdiction are "substantially equivalent" to the Nevada requirements; and
- the applicant has passed the examination in the other jurisdiction.

For a list of the states that qualify, see the state's [Real Estate Licensing Requirements](#) webpage.

Section enacted 2005.

[Nev. Rev. Stat. § 645.332 \(2017\)](#)

New Hampshire

New Hampshire, Affiliation with Resident Broker

No provisions were located requiring a nonresident licensee to be affiliated with a resident broker. However, a broker who is not licensed in New Hampshire may actively engage in a commercial real estate transaction in New Hampshire if the broker enters into a “cooperative brokerage agreement” with a broker who is licensed in New Hampshire and who represents the buyer.

Section amended 2016.

[N.H. Rev. Stat. § 331-A:22-a\(II\) \(2019\)](#)

New Hampshire, Broker License Reciprocity

New Hampshire grants a broker license to a nonresident individual who meets the requirements of N.H. Rev. Stat. § 331-A:22, provided that the nonresident applicant:

- holds an active real estate license in good standing in another jurisdiction issued in accordance with the laws of that jurisdiction;
- successfully passes the New Hampshire state portion of the licensing examination;
- meets all other requirements applicable to resident applicants; and
- files an irrevocable “consent and power” indicating that legal actions may be brought against the applicant in New Hampshire, and providing for valid service of process on the executive director or a member of the commission.

However, these provisions apply only if the jurisdiction that issued the nonresident’s license previously entered into a licensing reciprocity agreement with New Hampshire. Nonresident individuals from states without licensing reciprocity agreements with New Hampshire may be licensed in New Hampshire provided they successfully complete the entire written examination and meet all other requirements applicable to resident applicants.

Candidates who apply for New Hampshire's broker examination based on being licensed in another state for at least one calendar year must submit with their examination registration a certificate of good standing from the licensing authority of that other state.

An applicant for a broker license as a non-resident firm branch must supply, among other things, a power of attorney form.

Section 331-A:22 amended 2003 § 331-A:11-a amended 2018; regulations readopted and/or amended 2017.

[N.H. Rev. Stat. §§ 331-A:22; :11-a \(2019\); N.H. Admin. R. Rea 301.01\(d\), .03\(c\) \(2019\)](#)

New Hampshire, In-State License Portability

If a New Hampshire broker or salesperson changes status to a nonresident broker or salesperson, the licensee must file an irrevocable consent and power, as required in § 331-A:22, authorizing the Commission to act on his behalf.

Regulation readopted/amended 2017.

[N. H. Code Admin. R. Rea 404.02\(f\) \(2019\)](#)

New Hampshire, In-State Office Requirements

No provision was located requiring a nonresident licensee to maintain an office in New Hampshire.

New Hampshire, License to do Business Requirement

A corporation organized in another state must be registered to do business in New Hampshire.

Regulation readopted/amended 2017.

[N. H. Code Admin. R. Ann. Rea 305.01\(a\) \(2019\)](#)

New Hampshire, Other Relevant Provisions

A licensed broker may share compensation with a licensed broker of another jurisdiction who is doing business regularly and legally within that broker's own jurisdiction.

MILITARY MEMBERS AND SPOUSES

Military members

Upon presentation of satisfactory evidence with an application for licensure, the Commission must accept education, training, or service completed by an individual as a member of the armed forces toward the qualifications required to receive the license, certificate, or registration in question.

Spouses

The Commission must upon the presentation of satisfactory evidence by an applicant, facilitate the issuance of a license or certification for a person:

- who is certified or licensed in a state other than New Hampshire;
- whose spouse is a member of the U.S. armed forces;
- whose spouse is the subject of a military transfer to New Hampshire; and
- who left employment to accompany a spouse to New Hampshire.

Section 331-A: 26 amended 2019; § 332-G:7 amended 2014.

[N.H. Rev. Stat. § 331-A:26\(XXIV\); § 332-G:7 \(2019\)](#)

New Hampshire, Salesperson License Reciprocity

New Hampshire grants a salesperson license to a nonresident individual who meets the requirements of N.H. Rev. Stat. § 331-A:22, provided that the nonresident applicant:

- holds an active real estate license in another jurisdiction issued in accordance with the laws of that jurisdiction;
- successfully passes the New Hampshire state portion of the licensing examination;
- meets all other requirements applicable to resident applicants; and
- files an irrevocable “consent and power” indicating that legal actions may be brought against the applicant in New Hampshire, and providing for valid service of process through the executive director or a member of the commission.

However, these provisions apply only if the jurisdiction that issued the nonresident’s license previously entered into a licensing reciprocity agreement with New Hampshire, and only to nonresident salesperson applicants applying for an “original New Hampshire salesperson license.” Nonresident individuals from states without licensing reciprocity agreements may be licensed in New Hampshire provided they successfully complete the entire written examination and meet all other requirements applicable to resident applicants.

Section 331-A:22 amended 2003 § 331-A:11-a amended 2018.

[N.H. Rev. Stat. §§ 331-A:22; :11-a \(2019\)](#)

New Jersey

New Jersey, Affiliation with Resident Broker

No relevant provisions were located.

New Jersey, Broker License Reciprocity

A nonresident may become a real estate broker by conforming to the provisions of article 45:15. A real estate broker licensed in New Jersey who maintains an office in another state must maintain a valid real estate

broker's license in good standing in that state for each licensed office, and a nonresident's New Jersey application is deemed to be irrevocable consent that service of process may be made by service on the Commission's secretary or the person in charge of the Commission office. An applicant with a business address outside New Jersey must file an irrevocable consent that suits and actions may be brought by service on the commission secretary.

New Jersey "does not have reciprocity with any state." However, the Commission may waive the state's experience requirement if the applicant

- has held a broker's license in another state and has been actively engaged in the real estate brokerage business for at least three years immediately preceding the application date,
- meets the New Jersey education requirements, and
- qualifies by examination.

The New Jersey education requirements for broker license candidates do not apply to applicants who have held a real estate broker's license in another state and who were actively engaged in the real estate brokerage business for at least three years immediately preceding the application date.

Statutory sections 45:15-9 and 45:15-20 amended 2018; § 45:15-21 amended 1993; regulation amended 2012.

[N.J. Stat. §§ 45:15-9, -20, -21 \(2019\)](#); N.J. Admin. Code tit. 11, § 5-2.1 (LexisNexis 2019); [N.J. Real Estate Comm'n, Requirements for Licensure as a NJ Real Estate Salesperson or Broker \(last visited Oct. 24, 2010\)](#)

New Jersey, In-State License Portability

No applicable provisions were located.

New Jersey, In-State Office Requirements

A licensed broker whose main office is not located in New Jersey must

- maintain a valid real estate broker's license in good standing in the state in which the office is located, and
- provide brokerage services concerning real estate located in New Jersey only either personally or through employed persons who hold New Jersey real estate licenses.

Sections amended 2018.

[N.J. Stat. §§ 45:15-12, -15, -20 \(2019\)](#)

New Jersey, License to do Business Requirement

A foreign corporation must obtain a certificate of authority from the Secretary of State before doing business in New Jersey.

Section enacted 1968.

[N.J. Stat. § 14A:13-3 \(2019\)](#)

New Jersey, Other Relevant Provisions

A duly licensed New Jersey real estate broker may pay a referral fee or commission to a person who is not licensed in New Jersey if that person is a licensed real estate broker of another jurisdiction in which he maintains a bona fide office.

MILITARY SPOUSES

The Commission may issue a temporary courtesy license to a nonresident military spouse so that he or she spouse may lawfully practice on a temporary basis, subject to if that person:

- holds a current license to practice in another jurisdiction that the Commission determines has licensure requirements that are equivalent to those adopted by the Commission;

- was engaged in active practice in the other jurisdiction for at least two of the five years immediately preceding the date of application, for which purpose relevant full-time experience in the discharge of official duties in the U.S. Armed Forces or an agency of the federal government shall be credited in the counting of years of service;
- has not committed an act in another jurisdiction that would have constituted grounds for the denial, suspension, or revocation of a license to practice in New Jersey;
- "has not been disciplined, and is not the subject of an investigation of an unresolved complaint, or a review procedure or disciplinary proceeding, which was conducted by, or is pending before, a professional or occupational licensing or credentialing entity in another jurisdiction;"
- pays for, and authorizes the Commission to conduct, any required criminal history record background check;
- pays any required licensing fee;
- has satisfied any continuing education requirements in the jurisdiction where that person holds a current license, and, at the Commission's discretion, completes such continuing education credits as may be required by the Commission within any established time frame;
- at the Commission's discretion and if applicable, successfully completes a New Jersey jurisprudence examination required of resident applicants or any other required examination specifically predicated on New Jersey law; and
- complies with any other requirements the Commission may reasonably determine are necessary.

The Commission may require a nonresident military spouse who has not been engaged in active real estate practice in another jurisdiction during the two years immediately preceding the application to undergo additional training, testing, mentoring, monitoring or education should the Commission deem it necessary.

A temporary courtesy license is valid for one year and may be extended at the Commission's discretion for an additional one year upon application.

"Nonresident military spouse" is a person who is not domiciled in New Jersey who is the spouse of an active duty member of the U.S. Armed Forces who has been transferred to New Jersey in the course of the member's service, is legally domiciled in New Jersey, or has moved to New Jersey on a permanent change-of-station basis.

Section 45:15-3.1 amended 1993; § 45:1-15.5 enacted 2013.

[N.J. Stat. § 45:15-3.1; 45:1-15.5 \(2019\)](#)

New Jersey, Salesperson License Reciprocity

A nonresident may become a real estate salesperson by conforming to the provisions of article 45:15. A nonresident's New Jersey license is deemed to be irrevocable consent that service of process may be made by service on the Commission's secretary or the person in charge of the Commission office. Also, an applicant whose business address is outside New Jersey must file an irrevocable consent that suits and actions may be brought by service on the Commission secretary.

New Jersey "does not have reciprocity with any state." However, the New Jersey education requirements do not apply to applicants for a salesperson license who:

- have held a real estate broker's license issued by another state and who have been actively engaged in the real estate brokerage business for at least three years immediately preceding the application date; or
- hold or have held a real estate license in another state, provided that the applicant satisfactorily completed at least a 75-hour sanctioned prelicensure course of real estate education in the other state, qualified for licensure in that state by examination, and was actively licensed in that state within three years of applying for the waiver.

Statutory sections 45:15-9 and 45:15-20 amended 2018; § 45:15-21 amended 1993; regulation amended 2012.

[N.J. Stat. §§ 45:15-9, -20, -21 \(2019\)](#); N.J. Admin. Code tit. 11, § 5-2.1 (LexisNexis 2019); [N.J. Real Estate Comm'n, Requirements for Licensure as a NJ Real Estate Salesperson or Broker \(last visited Oct. 24, 2019\)](#)

New Mexico

New Mexico, Affiliation with Resident Broker

A foreign broker may act as a qualifying or associate broker with respect to commercial real estate located in New Mexico if the foreign broker enters into a transaction-specific written agreement with a New Mexico qualifying broker. That agreement must include:

- a description of the parties and the commercial real estate and any additional information necessary to identify the specific transaction;
- the compensation terms between the foreign broker and the New Mexico qualifying broker;
- the agreement's effective date and definitive termination date; and
- a statement that the foreign broker agrees to several conditions required by statute, including, among others: to cooperate fully with the New Mexico qualifying broker and all designated associate brokers; except for the foreign broker's interaction with his or her client, to conduct all contact with parties "in association with the New Mexico brokers"; to conduct all marketing in the New Mexico qualifying broker's name; and to submit to the New Mexico court's jurisdiction by service of process on the New Mexico secretary of state.

In this context, "foreign broker" means a "real estate broker who does not hold a real estate license issued by the commission, but who holds a current and valid real estate broker's license issued by another state in the United States, a province of Canada or any other sovereign nation."

When a New Mexico associate or qualifying real estate broker makes a referral to or receives a referral from a foreign broker for a fee, the New Mexico qualifying broker and the foreign broker must enter into a "written, transaction-specific referral agreement."

Statutory section 61-29-16.1 amended 2014; § 61-29-2 amended 2019.

[N.M. Stat. §§ 61-29-2\(A\)\(11\), -16.1 \(2019\)](#)

New Mexico, Broker License Reciprocity

GENERAL EXEMPTIONS

New Mexico's regulations provide that an applicant currently licensed as real estate salesperson or broker in another jurisdiction is exempt from completing the real estate principles and practice and real estate law courses in New Mexico, and from taking the national portion of the broker's examination, if he or she can provide a certified license history from his or her resident licensing jurisdiction documenting completion of these courses or their equivalent.

Except for license applicants from a jurisdiction with which the New Mexico Real Estate Commission has a written license recognition agreement, New Mexico will not exempt an applicant from completing the Commission-approved 30-hour broker basics course.

Applicants currently licensed by a jurisdiction with which the Commission has a written license recognition agreement are *not* required to take:

- any of the prescribed pre-licensing courses; or
- either portion of the broker's examination.

Applicants exempt from the real estate principles and practice and real estate law courses because they have a current real estate broker's license in another state must attach to their examination application:

- a letter of pre-licensing education waiver from the Commission; and
- a certificate of completion of the 30-hour broker basics course.

An applicant also generally must submit:

- the license application form;
- a written score report showing that he or she has passed both portions of the examination with a minimum score of 75;

- "documentation of having been fingerprinted";
- a certificate of insurance documenting the required errors and omissions insurance coverage; and
- the required fee.

An applicant for a qualifying or an associate broker's license must have passed the real estate broker's examination and, in the case of an out-of-state applicant, must furnish the Commissioner with:

- a certified license history from the real estate licensing jurisdiction of the state in which the applicant is or was licensed as a real estate broker; or
- certificates of completion "issued by the course sponsor or provider, certifying that the applicant has or had a license in that state and has completed the equivalent of sixty classroom hours of prelicensing education approved by that licensing jurisdiction in real estate principles and practice and real estate law."

Upon receipt of these documents, the Commission may waive:

- 60 of the 90 hours of prelicensing education required to take New Mexico's real estate broker's examination; and
- the national portion of the licensing examination.

The applicant must complete the state's 30-hour "broker basics class" to be eligible to take the state portion of the New Mexico real estate broker's examination.

MILITARY APPLICANTS

The Commission must issue a license "as soon as practicable" to an applicant who:

- is licensed in another jurisdiction; and
- is a military service member, his or her spouse, or a recent veteran.

The applicant must submit satisfactory documentation that:

- he or she holds a real estate license issued by another licensing jurisdiction, including a branch of the U.S. armed forces;
- the license is current and in good standing; and
- that the jurisdiction has licensing requirements that are substantially equivalent to New Mexico requirements.

The license issued pursuant to this provision is not a provisional license, but it will not be renewed unless the licensee satisfies the Commission's requirements for license renewal.

IRREVOCABLE CONSENT REQUIREMENTS

A nonresident licensee must file with the Commission an irrevocable consent that lawsuits and actions may be brought against the associate or qualifying broker by service on the

commission of any authorized process or pleadings. In this context, "nonresident licensee" means "an associate or qualifying broker holding a real estate license issued by the Commission and whose license application address is not within the state of New Mexico."

Statutory section 61-29-9 amended 2017; § 61-29-2 amended 2019; regulation amended effective January 15, 2018; § 61-29-16.2 enacted 2014.

[N.M. Stat. § 61-29-2\(A\)\(14\), -9, -16.2 \(2019\); N.M. Admin. Code tit. 16, § 61.3.9 \(2019\)](#)

New Mexico, In-State License Portability

No specifically applicable provisions were located. (The regulation that previously provided that the Commission may suspend, revoke, or condition the license of a New Mexico licensed broker who is found to have violated another state's licensing laws while acting as a foreign broker in that state, was repealed effective January 1, 2014.)

Regulation repealed effective January 1, 2014 (repealed by XXIV N.M. Reg. 840 (Nov. 27, 2013))

New Mexico, In-State Office Requirements

No relevant provisions located.

New Mexico, License to do Business Requirement

A corporation doing business in New Mexico must be registered with the State Corporation Department, which is part of the Public Regulatory Commission.

A nonresident licensee must file with the Commission an irrevocable consent that lawsuits and actions may be brought against the associate or qualifying broker by service on the Commission. In this context, "nonresident licensee" means "an associate or qualifying broker holding a real estate license issued by the commission and whose license application address is not within the state of New Mexico."

Section 53-17-1 enacted 1975; § 61-29-2 amended 2019; § 61-29-16.1 amended 2014.

[N.M. Stat. §§ 53-17-1; 61-29-2\(A\)\(14\), -16.1 \(2019\)](#)

New Mexico, Other Relevant Provisions

"A foreign broker may act in the capacity of a qualifying or associate broker with respect to commercial real estate located in New Mexico; provided that prior to performing any of the real estate activities of a qualifying or associate broker, the foreign broker enters into a transaction-specific written agreement with a New Mexico qualifying broker," provided the agreement meets the requirements of N.M. Admin. Code tit. 16, § 61.27.8.

Promulgated 2017.

[N.M. Admin. Code tit. 16, § 61.27.8 \(2019\)](#)

New Mexico, Salesperson License Reciprocity

Former regulations provided that an applicant for a salesperson's license who held a license in another jurisdiction that administers a real estate salesperson's or equivalent examination may be issued a New Mexico salesperson's license if the applicant establishes that they possess credentials and qualifications that are substantively equal to New Mexico's requirements for licensure. That regulation was repealed effective January 1, 2006.

Former regulation repealed effective January 1, 2006.

See [N.M. Admin. Code tit. 16, § 61.4.8 \(2019\)](#) (noting repeal of chapter)

New York

New York, Affiliation with Resident Broker

No specifically relevant provisions were located.

However, "[a]pplicants seeking a reciprocal real estate salesperson's license must be sponsored by their home-state broker who must hold a current New York State broker's license."

[N.Y. Div. Ins., *Real Estate Reciprocity* \(last visited Nov. 17, 2019\)](#)

New York, Broker License Reciprocity

Nonresidents may receive a New York broker license if they meet all requirements imposed on residents. Restrictions placed by any state upon New York residents' ability to obtain reciprocity

will be similarly imposed on residents of that state seeking reciprocity in New York. The department of state recognizes the license issued to a real estate broker by another state as satisfactorily qualifying him for a broker license, provided the laws of the resident state require that applicants for broker licenses establish their competency by acceptable written examination, but issue licenses to New York residents without examination. If the applicant is a resident of a state that does not require acceptable written examinations, or requires New York residents to take an examination in order to obtain a nonresident license, then the applicant must

- meet the New York examination requirement,
- pay the license fee, and
- file a copy of the applicant's license issued by the other state.

A list of the states with which New York has reciprocity is available at the Division of Licensing Services' ["Real Estate Reciprocity"](#) website.

Section amended 2014.

[N.Y. Real Prop. Law § 442-g\(1\) \(2019\)](#)

New York, In-State License Portability

No applicable provisions were located.

New York, In-State Office Requirements

A licensed nonresident broker who regularly engages in the real estate brokerage business and maintains a definite place of business in his state of residence does not need an in-state office. If the broker has not established a definite place of business, the broker must maintain a New York office. In either case, a nonresident broker must file an irrevocable consent submitting to jurisdiction in New York courts and permitting service of process upon the Secretary of State.

Section amended 2014.

[N.Y. Real Prop. Law § 442-g\(1\), \(2\) \(2019\)](#)

New York, License to do Business Requirement

A foreign corporation may not do business in New York until it has been authorized to do so.

Section amended 2003.

[N.Y. Bus. Corp. Law § 1301\(a\) \(2019\)](#)

New York, Other Relevant Provisions

A real estate broker may not pay any part of a fee or commission to any person unless that person is either

- a duly licensed real estate salesperson associated with the broker, or
- a duly licensed real estate broker regularly engaged as a broker in a state other than New York.

See N.Y. Real Prop. Law § 442-g(6) for provisions regarding licensure of military household members.

Section 442 enacted 2014; § 442-g amended 2014.

[N.Y. Real Prop. Law §§ 442, 442-g \(2019\)](#)

New York, Salesperson License Reciprocity

Nonresidents may receive a New York salesman license if they meet all requirements imposed on residents. Restrictions placed by any state upon New York residents' ability to obtain reciprocity will be similarly imposed on residents of that state seeking reciprocity in New York. The department of state recognizes the license issued to a real estate salesperson by another state as satisfactorily qualifying him for a salesman license, provided that the laws of the state of which he is a resident require that applicants for salesperson licenses establish their competency by acceptable written examination, but issue licenses to New York residents without examination. If the applicant is a resident of a state that does not require acceptable written examinations, or requires New York residents to take an examination in order to obtain a nonresident license, then the applicant must

- meet the New York examination requirement,
- pay the license fee, and
- file a copy of the applicant's license issued by the other state.

A list of the states with which New York has reciprocity is available at the Division of Licensing Services's ["Real Estate Reciprocity"](#) website.

However, "[a]pplicants seeking a reciprocal real estate salesperson's license must be sponsored by their home-state broker who must hold a current New York State broker's license." [N.Y. Div. Ins., Real Estate Reciprocity \(last visited Nov. 17, 2019\)](#)

Section amended 2014.

[N.Y. Real Prop. Law § 442-g\(1\) \(2019\)](#)

North Carolina

North Carolina, Affiliation with Resident Broker

No provision was located generally requiring a nonresident licensee to affiliate with a resident broker. However, the statutes specifically require that a person or entity must obtain a North Carolina real estate license even if he or it is licensed in another state and affiliated with a licensed real estate broker in North Carolina. Also, a nonresident obtaining a *limited* broker's license:

- must be affiliated with a resident North Carolina real estate broker, who must actively and personally supervise the licensee to assure that the licensee complies with North Carolina laws applicable to licensees; and
- may not be affiliated with a resident North Carolina real estate provisional broker.

Section 93A-1 amended 2005; § 93A-9 amended 2011.

[N.C. Gen. Stat. §§ 93A-1, -9\(b\) \(2018\)](#)

North Carolina, Broker License Reciprocity

North Carolina's Real Estate Commission may issue a broker license to an applicant licensed in a foreign jurisdiction if the applicant has satisfied the requirements for licensure set forth in N.C. Gen. Stat. § 93A-4 or other requirements required by regulation. North Carolina regulations provide that applicants for a North Carolina broker license who hold a current real estate license that has been active within the previous three years in another state, a United States territory or possession, or a Canadian jurisdiction An individual seeking a real estate license who, at the time of application, holds a current real estate salesperson or broker license in another jurisdiction that has been on active status in good standing within the three years prior to application may satisfy the 75-hour prelicensing education program and examination requirements prescribed in N.C, Gen.Stat. § 93A-4 by electing to either:

- pass the "state" section of that examination, in which case that person will be issued a North Carolina broker license on a status comparable to the category of license held in the jurisdiction where the qualifying license is held; or
- be issued a North Carolina broker license on provisional status only and then comply with the provisions of N.C, Gen.Stat. § 93A-4(a1).

A broker who was licensed in North Carolina by reciprocity may retain the license indefinitely (unless suspended, revoked, or surrendered), as long as the license is continuously renewed or reinstated within six months of expiration.

The Commission may issue a limited broker's license without regard to whether that state offers similar licensing privileges to North Carolina residents if the person or entity:

- is of good moral character,
- is licensed in good standing in another state,
- engages in business as a broker in North Carolina only in transactions involving commercial real estate and only while affiliated with a North Carolina broker,

- complies with North Carolina laws and regulations regulating real estate licensees, and
- pays the requisite fee.

The Commission may exempt these licensees from examination and other licensing requirements set forth in § 93A-4.

Former reciprocal licensing arrangements between North Carolina and 10 other states ended on February 29, 2012.

Statute amended 2011; regulation amended 2018; bulletin dated 2012.

[N.C. Gen. Stat. § 93A-9 \(2018\)](#); [N.C. Admin Code tit. 21, r. 58A.0511 \(2019\)](#); [N.C. Real Estate Comm'n, Real Estate Bulletin, Licensing Reciprocity Ends February 29; Replaced with New Exam Requirements \(Feb. 2012\)](#)

North Carolina, In-State License Portability

No applicable provisions were located.

North Carolina, In-State Office Requirements

No provision was located requiring a nonresident licensee to maintain an in-state office. However, nonresident applicants must file an irrevocable consent that suits may be commenced against them in North Carolina and must consent to service of process being accepted on their behalf by the Executive Director of the Commission.

Section 93A-10 amended 2003.

[N.C. Gen. Stat. § 93A-10 \(2017\)](#)

North Carolina, License to do Business Requirement

A foreign business entity must obtain a certificate of authority to do business in North Carolina from the Secretary of State and submit an executed consent to service of process and pleadings.

Regulation amended 2017.

[N.C. Admin. Code tit. 21, r. 58A.0502\(c\)\(14\) \(2019\)](#)

North Carolina, Other Relevant Provisions

CONTINUING EDUCATION

Real estate brokers licensed in North Carolina but residing in another state at the time they apply for license renewal may fully satisfy North Carolina's continuing education requirement by fulfilling the requirements set forth in detail in N.C. Admin. Code tit. 21, r. 58A. 1711.

MILITARY-TRAINED OR MILITARY-SPOUSE APPLICANTS

Effective July 1, 2018, a military-trained or military-spouse applicant seeking a temporary practice permit may submit an application on a form available on the Commission's website. The military-trained or military-spouse temporary permit application must include applicant's which must include certification of equivalent training or experience, by submission of either a:

- military occupational specialty certificate that is substantially equivalent to or exceeds the requirements for licensure;
- certification that the applicant has engaged in the active practice of brokerage for at least two of the five years preceding the date of the application; or
- certification, issued within six months of application, of a current real estate salesperson or broker license in another jurisdiction that has been on active status within three years of application.

An applicant who is issued such a temporary practice permit remains a provisional broker for the duration of the permit.

Regulations amended 2018

See [21 N.C. Admin. Code rr. 58A.0511\(d\), .1711 \(2019\)](#)

North Carolina, Salesperson License Reciprocity

As of April 1, 2006, North Carolina no longer grants salesperson licenses to nonresident applicants.

Section amended 2011 (formerly relevant provisions regarding salesperson licenses deleted in 2005).

See [N.C. Gen. Stat. § 93A-9 \(2018\)](#) (salesperson licenses no longer addressed in statute)

North Dakota

North Dakota, Affiliation with Resident Broker

No relevant provisions were located.

North Dakota, Broker License Reciprocity

North Dakota grants reciprocity to nonresident brokers provided the other state grants reciprocity to North Dakota brokers, and the other state's regulatory authorities have entered into a reciprocity agreement with the North Dakota commission, which agreement must set out the terms of the reciprocity. Also, a nonresident broker must:

- maintain a definite and active place of business in the other state;
- file an irrevocable consent to service on any member of the commission or the executive director;
and
- hold a currently valid license in the state of the applicant's domicile, which state must certify that the applicant is in good standing, with no complaints pending.

An applicant who is currently licensed in a nonreciprocal state and who has successfully passed another state's real estate licensing exam must take only the state portion of North Dakota's examination.

A list of the states with which North Dakota has reciprocity is available on the "[Reciprocal Broker](#)" page at the Real Estate Commission's website.

Statutory section amended 2007; regulation amended 2008.

[N.D. Cent. Code § 43-23-10 \(2019\)](#); [N.D. Admin. Code § 70-02-01-06 \(2019\)](#)

North Dakota, In-State License Portability

No specifically applicable provisions were located. However, North Dakota regulations explicitly provide that, for a fee, an applicant for licensure in another state may request that the Commission certify to such other state that the applicant is a North Dakota licensee.

Regulation amended 2008.

See [N.D. Admin. Code § 70-02-01-02\(12\) \(2019\)](#)

North Dakota, In-State Office Requirements

A non-resident broker, regularly engaged in the real estate business, that maintains a definite place of business and is licensed in another state need not maintain a place of business in North Dakota.

Section amended 2007.

[N.D. Cent. Code § 43-23-10 \(2019\)](#)

North Dakota, License to do Business Requirement

A foreign corporation must obtain a certificate of authority from the Secretary of State in order to do business or obtain any license in North Dakota.

Section enacted 1997.

[N.D. Cent. Code § 10-19.1-134 \(2019\)](#)

North Dakota, Other Relevant Provisions

The Commission may deny a license application if the applicant has had a license suspended or revoked in another state.

Regulation amended 2008.

[N.D. Admin. Code § 70-02-01-02\(6\)\(d\) \(2019\)](#)

North Dakota, Salesperson License Reciprocity

An applicant for a nonresident salesperson license must hold a currently valid license in the applicant's state of residence, and that state must certify that the applicant is in good standing, with no complaints pending. North Dakota will not recognize a license from another state unless the Commission has entered into an agreement granting reciprocal privileges to North Dakota licensees, which agreement must set out the terms of the reciprocity.

However, an applicant who is currently licensed in a nonreciprocal state and who has successfully passed another state's real estate licensing exam must take only the state portion of North Dakota's examination.

A list of the states with which North Dakota has reciprocity is available on the ["Reciprocal Broker"](#) page at the Real Estate Commission's website.

Regulation amended 2008.

[N.D. Admin. Code § 70-02-01-06 \(2019\)](#)

Ohio

Ohio, Affiliation with Resident Broker

No relevant provisions were located.

Ohio, Broker License Reciprocity

A nonresident may obtain an Ohio broker license by

- complying with the requirements of §§ 4735.01—23, and

- filing an irrevocable consent that suits may be brought in any proper Ohio county by service on the Superintendent of Real Estate.

Ohio statutes also provide that an out-of-state *commercial* broker may perform acts that require a license, with respect to commercial real estate, provided that the broker:

- works in cooperation with a licensed Ohio real estate broker;
- enters into a written agreement with the Ohio broker that includes the terms of cooperation and compensation and a statement that the out-of-state commercial broker will obey Ohio laws;
- furnishes the Ohio broker with a copy of the out-of-state commercial broker's current certificate of good standing from the jurisdiction in which he maintains an active real estate license;
- files an irrevocable written consent with the Ohio broker that legal actions arising out of the out-of-state commercial broker's conduct may be brought against him in a proper court in any Ohio county;
- includes the name of the Ohio broker on all advertising;
- deposits all funds in trust or special accounts maintained by the Ohio broker; and
- deposits all records and documents related to the transaction with the Ohio broker.

The Commission, in its discretion, may enter into reciprocity agreements with other states with similar licensing requirements, provided similar recognition is extended to Ohio licensees. A list of the states with which Ohio has reciprocity is available at ["States with Real Estate License Reciprocity"](#)

[Agreements with Ohio](#)" on the Department of Commerce's website. The reciprocity agreements must require non-resident applicants for an Ohio real estate license:

- to hold a real estate license from the jurisdiction with which Ohio has a reciprocity agreement;
- to submit proof of completion of pre-licensure education; and
- receive a passing score on the Ohio portion of the real estate examination.

The Commission may cancel said reciprocity agreements with states whose licensing requirements are no longer substantially similar to those of Ohio.

Section 4735.17 amended 2011; § 4735.022 enacted 2002; regulation amended 2019.

[Ohio Rev. Code §§ 4735.17, .022 \(2019\)](#); [Ohio Admin. Code § 1301:5-3-09 \(2019\)](#)

Ohio, In-State License Portability

A person may deal in foreign real estate if he has qualified it pursuant to § 4735.25 and if one of the following applies:

- the person was licensed before October 14, 1969;
- the person was licensed as a foreign real estate dealer or salesperson under former § 1707.331 prior to the effective date of § 4735.25, but only until the expiration date of that license; or
- the person is licensed under §§ 4735.27 or .28.

Any person, other than a person excepted above, who wants to deal in any foreign real estate must file an application with the superintendent of real estate which application must meet the detailed requirements set forth in § 4735.25(B). See also § 4735.27 for details regarding foreign real estate dealer's license applications and § 47.28 for details regarding foreign real estate salesman's license applications.

Section enacted 2000.

[Ohio Rev. Code § 4735.25 \(2019\)](#)

Ohio, In-State Office Requirements

A nonresident licensed as an Ohio broker must maintain an active place of business in Ohio. A post office box "is not an active place of business" in this context.

Section amended 2011.

[Ohio Rev. Code § 4735.17 \(2019\)](#)

Ohio, License to do Business Requirement

A foreign corporation may not transact business in Ohio unless it holds a license to do business issued by the Secretary of State.

Statute enacted 1997.

[Ohio Rev. Code § 1703.03 \(2019\)](#)

Ohio, Other Relevant Provisions

FEE-SHARING

An Ohio broker may pay a commission or fee to:

- a person acting as an out-of-state commercial real estate broker or salesperson under § 4735.022;

- a licensed foreign real estate dealer or salesperson; or
- those foreign entities that meet the requirements set forth in § 4735.20(B) or (G).

MILITARY MEMBERS AND SPOUSES

If a real estate broker or salesperson enters the armed forces, he or she may place his or her license on deposit with the Ohio Real Estate Commission. The licensee need not renew the license "until the renewal date that follows the date of discharge from the armed forces."

Any licensee whose license is so on deposit and who fails to meet the continuing education requirements because the licensee is in the armed forces must satisfy the Commission that he or she "has complied with the continuing education requirements within twelve months of the licensee's first birthday after discharge or within the amount of time equal to the total number of months the licensee spent on active duty, whichever is greater." The licensee must submit documentation of active duty service and the length of that service to the Superintendent.

If a licensee is a spouse of a member of the armed forces and the spouse's service resulted in the licensee's absence from Ohio:

- the licensee need not renew the license until the renewal date that follows the date of the spouse's discharge from the armed forces. and
- if the licensee fails to meet the continuing education requirements the licensee must satisfy the Commission that he or she has "complied with the continuing education requirements within twelve months after the licensee's first birthday after the spouse's discharge or within the amount of time equal to the total number of months the licensee's spouse spent on active duty, whichever is greater."

"Armed forces" means the U.S. armed forces or reserve component of the U.S. armed force,s including the Ohio national guard or the national guard of any other state.

Section 4735.20 amended 2011; §§ 4375.18 and 4375.13 amended 2019.

[Ohio Rev. Code §§ 4735.13\(G\), .18\(A\)\(11\), .20 \(2019\)](#)

Ohio, Salesperson License Reciprocity

A nonresident may obtain an Ohio salesperson license by

- complying with the requirements of §§ 4735.01—.23, and
- filing an irrevocable consent that suits may be brought in any proper Ohio county in which a cause of action arises or in which the plaintiff resides by service on the superintendent of real estate.

An out-of-state commercial salesperson may perform those acts that require an Ohio real estate salesperson license with respect to commercial real estate, provided that the out-of-state commercial salesperson:

- is licensed with and works under the direct supervision of an out-of-state commercial broker;
- the broker with whom the salesperson is associated meets all statutory requirements for an out-of-state commercial broker;
- provides the Ohio broker who is working with the out-of-state broker with whom the salesperson is associated, with a copy of the commercial salesperson's certificate of good standing from the jurisdiction he maintains an active real estate license; and
- collects money only in the name of and with the consent of the out-of-state commercial broker with whom the commercial salesperson is licensed.

The Commission, in its discretion, may enter into reciprocity agreements with other states with similar licensing requirements, provided similar recognition is extended to Ohio licensees. A list of the states with which Ohio has reciprocity is available at ["States with Real Estate License Reciprocity Agreements with Ohio"](#) on the Department of Commerce's website. The reciprocity agreements must require non-resident applicants for an Ohio real estate license

- to hold a real estate license from the jurisdiction with which Ohio has a reciprocity agreement;
- to submit proof of completion of pre-licensure education; and
- receive a passing score on the jurisdictional portion of the real estate examination.

The Commission may cancel said reciprocity agreements with states whose licensing requirements are no longer substantially similar to those of Ohio.

Section 4735.17 amended 2011; § 4735.022 enacted 2002; regulation amended 2019.

[Ohio Rev. Code §§ 4735.17, .022 \(2019\); Ohio Admin. Code § 1301:5-3-09 \(2019\)](#)

Oklahoma

Oklahoma, Affiliation with Resident Broker

No provision was located requiring a nonresident licensee to affiliate with a resident broker. However, a broker who is duly licensed in another state but has not obtained an Oklahoma nonresident license may enter into a cooperative agreement with a licensed Oklahoma broker, provided the out-of-state broker does not perform licensed activities in Oklahoma. In that case, each broker may conduct real estate activities only in the jurisdiction in which he or she is licensed.

Statutory section amended 2008; regulation amended 2014.

[Okla. Stat. Ann. tit. 59, § 858-306\(C\) \(2019\)](#); [Okla. Admin. Code § 605:10-7-9 \(2019\)](#)

Oklahoma, Broker License Reciprocity

Oklahoma grants a nonresident a real estate license if the applicant possesses a current active license in the applicant's resident jurisdiction and:

- completes the required form;
- furnishes a licensure certificate indicating that the applicant possesses a current license from another state;
- submits a criminal history background application, fingerprint card, and fee;
- is actually engaged in the real estate business;
- gives written consent to appoint the Secretary-Treasurer of the Commission to receive service of process;
- either (a) holds a renewable sales associate or broker license and has two years' experience during the previous five years as a licensed real estate sales associate or broker, or (b) both submits evidence of successful completion of a 75-hour or equivalent advanced real estate course, and successfully completes an examination on various real estate subjects; and
- pays the applicable fees.

A nonresident applicant who has been actively licensed for at least two of the previous five years must successfully complete the state portion of the examination. He or she must also provide proof of completing at least one continuing education clock hour in each of the following Oklahoma-specific subjects: Broker Relationships Act, Contracts and Forms, and Code and Rule Updates.

A nonresident applicant who has been actively licensed less than two of the previous five years must successfully complete the entire appropriate examination.

The Commission may enter into an agreement with another state to qualify actively licensed nonresident applicants for Oklahoma licensure, provided that the educational and experience requirements of the other state are equal to Oklahoma's requirements.

The general requirement that a person may obtain an Oklahoma nonresident license by complying with all applicable provisions of the state's code explicitly includes "the successful completion of the applicable Oklahoma state portion of the real estate examination." Oklahoma regulations clarify that all nonresidents are "required to complete the appropriate examination as required by the Commission."

Oklahoma will not issue a license to a nonresident applicant "at a higher level than the highest license of any current active license in the applicant's resident jurisdiction or another jurisdiction in which the applicant has qualified for a license."

The Oklahoma Real Estate Commission has the power to "enter into reciprocal agreements with other real estate licensing regulatory jurisdictions with equivalent licensing, education and examination requirements."

See regulation 605:10-7-10 for licensing requirements that apply to *resident* applicants who are currently or were previously licensed in another jurisdiction.

Statutory sections amended 2008; regulations amended 2014.

[Okla. Stat. Ann. tit. 59, §§ 858-208, -306 \(2019\); Okla. Admin. Code § 605:10-7-9\(d\), -10 \(2019\)](#)

Oklahoma, In-State License Portability

If a resident Oklahoma licensee wants to transfer and obtain a nonresident Oklahoma license, the licensee must pay the appropriate change of address fee and submit all appropriate documents required by the Commission.

Regulation amended 2014.

[Okla. Admin. Code § 605:10-7-9\(i\) \(2019\)](#)

Oklahoma, In-State Office Requirements

All brokers must maintain a “specific place of business,” but no provision requires that place of business to be located in Oklahoma.

Section amended 2008.

See [Okla. Stat. Ann. tit. 59, § 858-306 \(2019\)](#)

Oklahoma, License to do Business Requirement

A foreign corporation may not do business in Oklahoma until it has:

- paid the required fees;
- filed with the Secretary of State a certificate evidencing its corporate existence; and
- filed a statement setting forth additional required information.

Section amended 2017.

[Okla. Stat. Ann. tit. 18, § 1130\(B\) \(2019\)](#)

Oklahoma, Other Relevant Provisions

CONTINUING EDUCATION REQUIREMENTS

If a nonresident completes the continuing education requirements of another state, the commission will require proof of completion of at least one continuing education clock hour in each of the following Oklahoma-specific subjects for license renewal:

- Broker Relationships Act;
- Contracts and Forms; and
- Code and Rule Updates.

If a nonresident is exempt from meeting a continuing education requirement in another jurisdiction, then he or she must generally comply with the continuing education requirement for Oklahoma resident licensees.

MILITARY MEMBERS AND SPOUSES

An active duty military personnel and his or her spouse who is licensed in another state, upon receiving notice or orders for military transfer or honorable discharge to Oklahoma, may in advance of actual transfer or discharge submit a completed application to the Oklahoma Real Estate Commission to request an expedited temporary, reciprocal or comity license for their currently held valid license or certification from another state or U.S. territory so such person may upon entering Oklahoma continue their licensed or certified occupation or profession without delay.

Upon receipt of an active duty military application submitted as authorized above, and presentation of satisfactory evidence of equivalent education, training and experience on such valid license or certification from another state, the Commission must "accept the valid license or certification and apply all its education, training and experience in the manner most favorable toward satisfying the qualifications for issuance of the requested license or certification" in Oklahoma, and must issue the requested Oklahoma license or certification within 30 days provided the license or certification from the other state is found to be in good standing and reasonably equivalent to Oklahoma requirements.

The temporary, reciprocal or comity license or certification so issued is valid for the same period as authorized for full Oklahoma licensure, unless the person is notified by the credentialing authority that there is cause for a denial of the application or that certain documentation required is lacking or unavailable. In such case, a temporary credential must be issued to allow the person time to obtain the necessary requirement while continuing to be employed in his or her occupation or

profession in Oklahoma. Any active duty military applicant receiving a notice of denial of full licensure or certification has the right to appeal the denial determination as provided in the Administrative Procedures Act or to obtain and submit the documentation required to complete full license or certificate requirements in Oklahoma.

The application fee for active duty military personnel and their spouse must be waived, as well as the license or certificate fees for the first period of issuance for such temporary, reciprocal or comity license or certificate.

As of November 1, 2019, the Commission had not yet promulgated rules to implement the above new statutory provisions.

Military spouse applicant

Pursuant to § 4100.5 the Commission will expedite the issuance of a 120-day permit to an applicant:

who is actively licensed in real estate in another jurisdiction;

whose spouse is an active-duty member of the U.S. Armed Forces or Reserves;

whose spouse is subject to military transfer to Oklahoma; and

who left employment in another state to accompany their spouse Oklahoma.

Expedite licensure means to issue the applicant a temporary permit to perform licensed activities for a period of 120 days to allow the person to successfully complete all application requirements as required by the Commission and any specific requirements in Oklahoma that were not required in the jurisdiction in which the person was licensed, such as a criminal history background check and successful passage of the Oklahoma portion of the examination. An extension of the 120 days

may be granted up to an additional 60 days if written justification is submitted by the applicant and the delay of license issuance was not the fault of the applicant.

Regulations amended 2014; statute § 4100.8 enacted 2019; § 4100.5 amended 2018.

[Okla. Admin. Code §§ 605:10-7-9\(j\), -10 \(2019\); Okla. Stat. Ann. tit. 59, §§ 4100.5, .8 \(2019\)](#)

Oklahoma, Salesperson License Reciprocity

Oklahoma grants a nonresident a real estate license if the applicant:

- completes the required form;
- furnishes a licensure certificate indicating that the applicant possesses a current license from another state;
- submits a criminal history background application, fingerprint card, and fee;
- is actually engaged in the real estate business;
- gives written consent to appoint the Secretary-Treasurer of the Commission to receive service of process;
- either (a) holds a renewable sales associate or broker license and has two years' experience during the previous five years as a licensed real estate sales associate or broker, or (b) both submits to the commission evidence of successful completion of a 75-hour or equivalent advanced real estate course, and successfully completes an examination on various real estate subjects; and
- pays the applicable fees.

A nonresident applicant who has been actively licensed for at least two of the previous five years must successfully complete the state portion of the examination. He or she must also provide proof of completing at least one continuing education clock hour in each of the following Oklahoma-specific subjects: Broker Relationships Act, Contracts and Forms, and Code and Rule Updates.

A nonresident applicant who has been actively licensed less than two of the previous five years must successfully complete the entire appropriate examination.

The Commission may enter into an agreement with another state qualifying actively licensed nonresident applicants for Oklahoma licensure, provided that the educational and experience requirements of the other state are equal to Oklahoma's requirements.

The general requirement that a person may obtain an Oklahoma nonresident license by complying with all applicable provisions of the state's code explicitly includes "the successful completion of the applicable Oklahoma state portion of the real estate examination." Oklahoma regulations clarify that all nonresidents are "required to complete the appropriate examination as required by the Commission."

Oklahoma will not issue a license to a nonresident applicant "at a higher level than the highest license of any current active license in the applicant's resident jurisdiction or another jurisdiction in which the applicant has qualified for a license."

The Oklahoma Real Estate Commission has the power to "enter into reciprocal agreements with other real estate licensing regulatory jurisdictions with equivalent licensing, education and examination requirements."

See regulation 605:10-7-10 for licensing requirements that apply to *resident* applicants who are currently or were previously licensed in another jurisdiction.

Statutory sections amended 2008; regulations amended 2014.

[Okla. Stat. Ann. tit. 59, §§ 858-208, -306 \(2019\)](#); [Okla. Admin. Code §§ 605:10-7-9\(d\), -10 \(2019\)](#)

Oregon

Oregon, Affiliation with Resident Broker

No relevant provisions were located.

Oregon, Broker License Reciprocity

Rules promulgated by the Oregon Real Estate Agency establish the terms and conditions for a nonresident real estate broker obtaining an Oregon license and for reciprocity agreements with other states. According to r. 863-015-0080, a nonresident individual who is duly licensed and actively engaged in professional real estate activity in his or her state, may be issued an Oregon nonresident license if the applicant's state:

- allows an Oregon real estate broker to be licensed in that state under terms and conditions similar to those prescribed by Oregon law; and
- assists the Commissioner in reviewing real estate transactions.

Pursuant to Or. Rev. Stat. § 696.022, "[a]n individual licensed to engage in professional real estate activity in another state or country may qualify for a principal real estate broker license, real estate broker license or real estate property manager license if the individual successfully completes the course of study for and passes the license examination corresponding to the license for which the individual applies, both as prescribed by agency rule, and if the individual meets the other requirements for licensure in]Chapter 696]."

An applicant for a nonresident real estate license must also

- provide fingerprints and criminal offender information in the same manner as a resident licensee,
- include a background check application, fingerprint cards and processing fees, as required by r. 863-014-0015,
- furnish proof that the applicant holds a current and valid license issued by his state of residence, and
- sign and file with the Agency an affidavit stating that the applicant has reviewed and agrees to be bound by the Oregon Real Estate License Law and the Agency's rules.

Except as otherwise provided in reciprocity agreements or at the Commissioner's discretion, nonresident license applications, fees, terms, renewal processing, and transfers, and all other licensure conditions and requirements are as provided for in chapter 696 and its implementing rules. The Commissioner may enter into reciprocity agreements with other states or countries if necessary to permit Oregon real estate licensees to obtain licenses in those other jurisdictions.

Section 696.265 amended 2001; § 696.022 amended 2017; regulation 863-014-0080 amended 2018; R. 863-014-0020 amended 2017.

[Or. Rev. Stat. § 696.022 \(2017\)](#); [Or. Admin R. 863-014-0020, -0080 \(2019\)](#); *see also*, [Or. Rev. Stat. § 696.265 \(2017\)](#) (Real Estate Commissioner may prescribe by rule the terms and conditions for recognizing nonresident real estate brokers or salespersons and for reciprocity agreements with other states and countries)

Oregon, In-State License Portability

The Commissioner may enter into reciprocity agreements with other states or countries if necessary to permit Oregon real estate licensees to obtain licenses in the other states or countries.

Regulation amended and renumbered 2018.

[Or. Admin R. 863-014-0080\(10\) \(2019\)](#)

Oregon, In-State Office Requirements

Generally, a licensed real estate property manager or principal real estate broker must establish and maintain a place of business in Oregon designated the licensee's main office.

Acceptance by a nonresident of a real estate license is deemed to be the appointment of the Real Estate Commissioner as attorney for service of process in actions arising out of the licensee's Oregon real estate business.

Section 696.200 amended 2017; § 696.255 amended 1991.

[Or. Rev. Stat. §§ 696.200, .255\(1\) \(2017\)](#)

Oregon, License to do Business Requirement

A foreign corporation may not transact business in Oregon unless it has been authorized to do so by the Oregon Secretary of State.

Section enacted 1987.

[Or. Rev. Stat. § 60.701\(1\) \(2017\)](#)

Oregon, Other Relevant Provisions

An Oregon real estate licensee may not share compensation with an unlicensed person, except that a broker may pay a finder's fee or share compensation on a "cooperative sale" to a broker licensed in another state that permits real estate brokers to cooperate with Oregon real estate brokers, provided that the nonresident real estate broker may not otherwise be paid for any Oregon real estate activity. However, an Oregon real estate broker may share compensation on a cooperative nonresidential real estate transaction with an out-of-state licensee if the parties enter into a written agreement providing that the Oregon broker will supervise and control the Oregon business and accompany and supervise the other broker during showings or negotiations.

If the Agency requests, a nonresident real estate licensee must produce in the Agency's office records of professional real estate activity conducted in Oregon. The Agency may "inspect and examine any transaction escrow records, trust account records, and other records of professional real estate activity, wherever maintained."

Nonresident real estate salespersons who are residents of a state or country that requires salespersons to work under a licensed real estate broker must include the name and business address of the nonresident real estate broker in all advertising.

The Commissioner may suspend, revoke, or deny a license if the licensee's state of residence has suspended, revoked, denied, refused to renew, or otherwise limited the person's license.

Statutory section 696.290 amended 2017; § 696.022 amended 2017; regulation amended 2018.

[Or. Rev. Stat. §§ 696.290\(1\), \(3\), \(7\) .022\(6\) \(2017\); Or. Admin R. 863-014-0080\(6\)– \(8\) \(2019\)](#)

Oregon, Salesperson License Reciprocity

Rules promulgated by the Oregon Real Estate Agency establish the terms and conditions for Oregon recognizing the license of a nonresident real estate licensees and for reciprocity agreements with other states. According to R. 863-014-0080, a nonresident individual who is duly licensed and actively engaged in professional real estate activity in his state, may be issued an Oregon nonresident license if the applicant's state:

- allows an Oregon real estate broker to be licensed in that state under terms and conditions similar to those prescribed by Oregon law; and
- assists the Commissioner in reviewing real estate transactions.

Pursuant to Or. Rev. Stat. § 696.022, "[a]n individual licensed to engage in professional real estate activity in another state or country may qualify for a principal real estate broker license, real estate broker license or real estate property manager license if the individual successfully completes the course of study for and passes the license examination corresponding to the license for which the individual applies, both as prescribed by agency rule, and if the individual meets the other requirements for licensure in]Chapter 696]."

An applicant for a nonresident real estate license must also:

- provide fingerprints and criminal offender information in the same manner as a resident licensee,
- include a background check application, fingerprint cards and processing fees, as required by Or. Admin. R. 863-014-0015,
- furnish proof that the applicant holds a current and valid license issued by his state of residence, and
- sign and file with the Agency an affidavit stating that the applicant has reviewed and agrees to be bound by the Oregon Real Estate License Law and the Agency's rules.

Except as otherwise provided in reciprocity agreements or at the Commissioner's discretion, nonresident license applications, fees, terms, renewal processing, and transfers, and all other licensure conditions and requirements are as provided for in chapter 696 and its implementing

rules. The Commissioner may enter into reciprocity agreements with other states or countries if necessary to permit Oregon real estate licensees to obtain licenses in those other jurisdictions.

For a nonresident real estate salesperson who is a resident of a state requiring salespersons to work under licensed real estate brokers,

- the Oregon license must contain the business name and business address of the broker under whose license the salesperson works, and
- all advertising used by the salesperson must contain the name and business address of the nonresident real estate broker.

Section 696.265 amended 2001; § 696.022 amended 2017; regulation amended 2018.

[Or. Rev. Stat. § 696.022 \(2017\)](#); [Or. Admin R. 863-014-0080 \(2019\)](#); *see also*, [Or. Rev. Stat. § 696.265 \(2017\)](#) (Real Estate Commissioner may prescribe by rule the terms and conditions for recognizing nonresident real estate brokers or salespersons and for reciprocity agreements with other states and countries)

Pennsylvania

Pennsylvania, Affiliation with Resident Broker

No relevant provisions were located.

Pennsylvania, Broker License Reciprocity

A nonresident holding a broker's license issued by another jurisdiction may receive a reciprocal license upon filing with the Commission:

- an application;
- a duly certified copy of a current license issued by the state in which the applicant's principal place of business is located or a certified statement that the applicant holds a current license in the state, either of which must be sent by that state's licensing body;

- a certified statement by the other state's licensing body as to whether the applicant has been the subject of disciplinary proceedings and the details of any proceedings;
- a verified statement from the applicant that he or she is not the subject of discipline or a current investigation or proceeding; that he or she has reviewed, is familiar with, and agrees to be bound by the relevant Pennsylvania law; and that he or she agrees to the disclosure to the Commission of the record of any disciplinary proceeding involving misconduct;
- a payment of the standard fee; and
- a consent to service of process.

Pennsylvania regulations require, in addition to the statutory requirements listed above, that an applicant for a reciprocal real estate license must

- submit complete details of any conviction of, or guilty or nolo contendere plea to, a felony or misdemeanor and the sentence imposed;
- possess a current broker's license issued by another state that agrees to issue a license to a standard Pennsylvania licensee without additional requirements or that has licensing requirements substantially similar to those required by Pennsylvania, and if the applicant's state requires a Pennsylvania licensee to complete additional education, experience or examination requirements, the reciprocal applicant must also complete equivalent requirements for licensure in Pennsylvania;
- if the applicant will be acting as an associate broker, submit a sworn statement from the broker with whom the applicant wants to be affiliated that attests to the applicant's good reputation and certifies that the broker will actively supervise and train the applicant; and
- submit a certificate from the other state's real estate licensing authority confirming that the applicant's license is active and in good standing, describing any past disciplinary action, and listing the applicant's office address and employing broker.

Statutory section amended 2003; regulations amended 2005.

[Pa. Stat. tit. 63, § 455.602 \(West 2019\); 49 Pa. Code §§ 35.221\(3\), .222\(b\) \(2019\)](#)

Pennsylvania, In-State License Portability

No specifically relevant provisions were located. However, a person who wants to engage in promotional land sales of property located outside of Pennsylvania must:

- register with the Commission for prior approval; and
- comply with all restrictions and conditions the Commission imposes.

The statutory requirements for registration of promotional land sales are set forth in detail in § 455.605(c) and (d).

Section amended 1984.

[Pa. Stat. tit. 63, § 455.605 \(West 2019\)](#)

Pennsylvania, In-State Office Requirements

A broker must maintain a main office in Pennsylvania unless he maintains a main office in another jurisdiction where he is licensed.

Regulation amended 2005.

[49 Pa. Code § 35.241\(a\) \(2019\)](#)

Pennsylvania, License to do Business Requirement

The requirement that a foreign corporation must obtain a certificate of authority to do business before conducting business in Pennsylvania was repealed effective July 1, 2015.

As of July 1, 2015, a foreign filing association or foreign limited liability partnership may not do business in the Commonwealth until it registers with the department. To register to do business, a foreign filing association or foreign limited liability partnership must deliver a foreign registration statement to the Department of State for filing.

The following applies to corporations already registered to do business in Pennsylvania as of July 1, 2015:

- if a foreign corporation for profit was admitted to do business in Pennsylvania by the filing of a power of attorney and statement under the former act of June 8, 1911, (P.L. 710, No. 283) as of July 1, 2015, the power of attorney and statement is deemed to be a filed registration statement, and the corporation must include in its first amended registration statement the information now required in a registration statement;
- a certificate of authority issued under the former provisions of the act of May 5, 1933, (P.L. 364, No. 106) that was in effect on July 1, 2015, is deemed to be a registration statement and "not to contain any reference to the kind of business that the corporation proposes to do" in the Commonwealth; and
- a certificate of authority issued under the former provisions of Subchapter B of Chapter 41 (relating to qualification) that was in effect on July 1, 2015, is deemed to be a registration statement under the current law.

Sections 411 and 412 enacted 2014; § 4121 repealed 2014.

[Pa. Cons. Stat. tit. 15, §§ 411, 412 \(2019\)](#); see [2014 Pa. Laws ch. 172](#) (repealing Pa. Cons. Stat. tit. 15, §§ 4121)

Pennsylvania, Other Relevant Provisions

No applicable provisions were located.

Pennsylvania, Salesperson License Reciprocity

A nonresident holding a salesperson's license issued by another jurisdiction may receive a similar reciprocal license upon filing with the Commission:

- an application;
- a duly certified copy of a current license issued by the state in which the applicant's principal place of business is located or a certified statement that the applicant holds a current license in the state, either of which must be sent by that state's licensing body;
- a certified statement by the other state's licensing body as to whether the applicant has been the subject of disciplinary proceedings and the details of any proceedings;
- a verified statement from the applicant that he or she is not the subject of discipline or a current investigation or proceeding; that he or she has reviewed, is familiar with, and agrees to be bound by the relevant Pennsylvania law; and that he or she agrees to the disclosure to the Commission of the record of any disciplinary proceeding involving misconduct;
- a payment of the standard fee; and
- a consent to service of process.

Statutory section 455.602 amended 2003; regulatory section 35.221 amended 2005.

[Pa. Stat. tit. 63, § 455.602 \(West 2019\); 49 Pa. Code § 35.221\(3\) \(2019\)](#)

Puerto Rico

Puerto Rico, Affiliation with Resident Broker

No relevant provisions were located.

Puerto Rico, Broker License Reciprocity

The Board may establish a reciprocity relationship to grant broker licenses without an examination with states or territories of the United States or with any foreign country with requirements similar to those of Puerto Rico and in which a similar concession is provided for Puerto Rico licensees.

Section enacted 1994.

20 P.R. Laws § 3043 (LexisNexis 2019)

Puerto Rico, In-State License Portability

No relevant provisions were located.

Puerto Rico, In-State Office Requirements

No relevant provisions were located.

Puerto Rico, License to do Business Requirement

A foreign corporation may not do business in Puerto Rico until it receives a certificate of authorization.

Previously applicable section 3162 repealed 2009; § 3801 enacted 2009.

14 P.R. Laws § 3801 (LexisNexis 2019)

Puerto Rico, Other Relevant Provisions

No relevant provisions were located.

Puerto Rico, Salesperson License Reciprocity

The Board may establish a reciprocity relationship to grant salesperson licenses without an examination with states or territories of the United States or with any foreign country with requirements similar to those of Puerto Rico and in which a similar concession is provided for Puerto Rico licensees.

Section enacted 1994.

20 P.R. Laws § 3043 (LexisNexis 2019)

Rhode Island

Rhode Island, Affiliation with Resident Broker

No relevant provisions were located.

Rhode Island, Broker License Reciprocity

A nonresident may become a real estate broker by conforming to the provisions of chapter 20.5, except that certain nonresident brokers are not required to maintain a place of business in Rhode Island. However, the Director recognizes another state's broker license as satisfactorily qualifying the applicant for a Rhode Island broker license if:

- the other state issues licenses to Rhode Island brokers without examination; and
- the applicant has met the licensing requirements set forth in § 5-20.5-4 (regarding examinations).

Also, an applicant is not required to take the uniform portion of the Rhode Island real estate examination if the applicant provides sufficient evidence that he or she possesses an existing valid real estate license from a state that has similar statutes or regulations that provide for reciprocal waiver of the uniform portion of the exam for persons holding an existing valid Rhode Island broker or salesperson license.

The applicant must take the remainder of the Rhode Island real estate licensing examination.

A nonresident applicant must file with the Director a power of attorney appointing the Director as agent for service of process.

Section 5-20.5-10 amended 2011; § 5-20.5-4 amended 2017.

[R.I. Gen. Laws §§ 5-20.5-10\(a\), \(d\); -4 \(2018\)](#)

Rhode Island, In-State License Portability

No applicable provisions were located.

Rhode Island, In-State Office Requirements

A nonresident real estate broker is not required to maintain an office in Rhode Island, provided the broker

- is regularly engaged in the real estate business as a vocation,
- maintains a definite place of business, and
- is licensed in a state that offers the same privileges to Rhode Island licensed brokers.

The Rhode Island statute that formerly required foreign corporations that are authorized to transact business in Rhode Island to maintain a registered office and a registered agent in Rhode Island has been repealed. Section 7-1.2-1408, the new provision entitled "Registered office and registered agent of foreign corporation," no longer addresses registered offices and requires a foreign corporation authorized to transact business in Rhode Island only to "have and continuously maintain" a registered agent in the state.

Section 5-20.5-10 amended 2011; § 7-1.2-1408 amended 2005.

[R.I. Gen. Laws §§ 5-20.5-10\(a\); 7-1.2-1408 \(2018\)](#)

Rhode Island, License to do Business Requirement

A foreign corporation may not transact business in Rhode Island until it has obtained a certificate of authority.

Section amended 2005.

[R.I. Gen. Laws § 7-1.2-1401 \(2018\)](#)

Rhode Island, Other Relevant Provisions

A licensed broker may pay a commission to a broker licensed in another state provided the nonresident broker does not conduct negotiations in Rhode Island.

MILITARY MEMBERS AND SPOUSES

Service members

The Director must, upon presentation of satisfactory evidence by an applicant for certification or licensure, accept education, training, or service completed by an individual as a member of the U.S. Armed Forces or Reserves or the National Guard, Military Reserves or the Naval Militia of any state toward the qualifications to receive the license or certification.

The Department must establish a procedure to expedite the issuance of a license to a person who is certified or licensed in another state, which procedure must include:

- issuing the person a license, if the requirements for certification or licensure of such other state are substantially equivalent to that required in Rhode Island; or
- developing a method to authorize the person to perform professional services by issuing a temporary permit for a limited period of time to allow the person to perform services while completing any specific requirements that may be required in Rhode Island that were not required in the state in which the person was licensed or certified.

Spouses

The Department must establish a procedure to expedite the issuance of a license to a person:

- who is certified or licensed in another state;
- whose spouse is a member of the U.S. armed forces;
- whose spouse is the subject of a military transfer to Rhode Island; and
- who left employment to accompany the person's spouse to Rhode Island

The Department must establish a procedure to expedite the issuance of a license to a person who is certified or licensed in another state which procedure must include:

- issuing the person a license, if the requirements for certification or licensure of such other state are substantially equivalent to that required in Rhode Island; or
- developing a method to authorize the person to perform professional services by issuing a temporary permit for a limited period of time to allow the person to perform services while completing any specific requirements that may be required in Rhode Island that were not required in the state in which the person was licensed or certified.

Section 5-20.5-10 amended 2011; §§ 5-87-1 and 5-88-1 enacted 2013.

[R.I. Gen. Laws § 5-20.5-10\(b\); 5-87-1; 5-88-1 \(2018\)](#)

Rhode Island, Salesperson License Reciprocity

A nonresident may become a salesperson by conforming to the provisions of chapter 20.5, including the exam requirements set forth in § 5-20.5-4, provided that the nonresident salesperson is regularly employed by a real estate broker licensed in Rhode Island . However, the Director recognizes that another state's salesperson license satisfactorily qualifies an applicant for a similar Rhode Island license if the other state permits licenses to be issued to licensed Rhode Island salespersons without examination.

Also, an applicant is not required to take the uniform portion of the Rhode Island real estate examination if the applicant provides sufficient evidence that he or she possesses an existing valid real estate license from a state that has similar statutes or regulations that provide for reciprocal waiver of the uniform portion of the exam for persons holding an existing valid Rhode Island broker or salesperson license.

The applicant must take the remainder of the Rhode Island real estate licensing examination.

A nonresident applicant must file with the Director a power of attorney appointing the Director as agent for service of process.

Section 5-20.5-10 amended 2011; § 5-20.5-4 amended 2017.

[R.I. Gen. Laws §§ 5-20.5-10\(c\), -4\(a\) \(2018\)](#)

South Carolina

South Carolina, Affiliation with Resident Broker

A nonresident salesman licensee must be affiliated with a resident or nonresident broker-in-charge that is licensed by the Commission; affiliation with a South Carolina resident is not required.

Section amended 2017.

[S.C. Code § 40-57-120\(D\) \(2019\)](#)

South Carolina, Broker License Reciprocity

The Commission may recognize nonresident real estate licenses on active status from other jurisdictions only if the other jurisdiction recognizes South Carolina active real estate licenses. A nonresident applicant must successfully complete the state portion of the applicable examination before his or her license will be recognized.

"The commission may enter into reciprocal agreements with real estate regulatory authorities of other jurisdictions that provide for waivers of education requirements or examinations if the commission considers the education and examination requirements of another jurisdiction to be substantially equivalent to the requirements of South Carolina's licensing law."

Applicants who are non-residents and licensees of other jurisdictions must submit a certification of licensure from the jurisdictions in which they have been licensed during the past five years and apply to take the South Carolina sales or broker exam. An applicant must also have been licensed within the last six months.

If applying to become a broker, an applicant must also meet the three-years actively licensed sales experience requirements.

Section amended 2017.

[S.C. Code § 40-57-120\(A\) \(2019\)](#)

South Carolina, In-State License Portability

A resident licensee who becomes a nonresident must

- notify the Commission in writing within 30 days of the change in residency, and
- comply with nonresident requirements or place the South Carolina license on inactive status in order to avoid cancellation.

Section amended 2017

[S.C. Code § 40-57-120\(C\)\(1\) \(2019\)](#)

South Carolina, In-State Office Requirements

A nonresident is not required to maintain a place of business in South Carolina as long as he maintains an active place of business in the nonresident's state of domicile. However, a nonresident must file an irrevocable consent that suits and actions may be commenced against him in the proper court located in South Carolina.

Section amended 2017.

[S.C. Code § 40-57-120\(B\) \(2019\)](#)

South Carolina, License to do Business Requirement

A foreign corporation must obtain a Certificate of Authority from the Secretary of State before it can transact business in South Carolina. However, selling through independent contractors does not constitute transacting business under § 33-15-101.

Section amended 2004.

[S.C. Code § 33-15-101\(a\), \(b\) \(2019\)](#)

South Carolina, Other Relevant Provisions

A foreign corporation authorized to transact business in South Carolina must have a registered office and a registered agent.

A resident licensee may pay a part of his or her commission as a referral fee on a cooperative basis to a brokerage of another state or jurisdiction if that brokerage's license does not conduct, in South Carolina, a real estate brokerage service for which a fee, compensation, or commission is paid.

MILITARY SPOUSES

The Commission may issue a temporary professional license to the spouse of an active duty member of the U.S. Armed Forces if the member is assigned to a duty station in South Carolina pursuant to the official active duty military orders of the member. An application for such a temporary license must include proof that the:

- applicant is married to a Armed Forces member who is on active duty;
- applicant holds a valid license issued by another state, the District of Columbia, a possession or territory of the United States, or a foreign jurisdiction for the profession for which temporary licensure is sought;
- applicant holds the license in "good standing" as evidenced by a certificate of good standing from the jurisdiction of licensure;
- applicant submitted at his or her expense to a fingerprint-based background check conducted by the State Law Enforcement Division to determine if the applicant has a criminal history in South Carolina and a fingerprint-based background check conducted by the FBI to determine if the person has other criminal history, and the official results of these checks must be provided to the commission; and
- applicant's spouse is assigned to a duty station in South Carolina pursuant to the official active duty military orders of the member.

Such a temporary license expires one year from the date of issue and may not be renewed.

Section 33-15-107 enacted 1988 § 40-57-120 amended 2017; § 40-1-630 enacted 2013.

[S.C. Code § 33-15-107; 40-1-630, 40-57-120\(E\) \(2019\)](#)

South Carolina, Salesperson License Reciprocity

The Commission may recognize nonresident real estate licenses on active status from other jurisdictions only if the other jurisdiction recognizes South Carolina active real estate licenses. A nonresident applicant must successfully complete the state portion of the applicable examination before his or her license will be recognized.

"The commission may enter into reciprocal agreements with real estate regulatory authorities of other jurisdictions that provide for waivers of education requirements or examinations if the commission considers the education and examination requirements of another jurisdiction to be substantially equivalent to the requirements of South Carolina's licensing law."

Applicants who are non-residents and licensees of other jurisdictions must submit a certification of licensure from the jurisdictions in which they have been licensed during the past five years and apply to take the South Carolina sales or broker exam. An applicant must also have been licensed within the last six months.

Section amended 2017.

[S.C. Code § 40-57-120\(A\) \(2019\)](#)

South Dakota

South Dakota, Affiliation with Resident Broker

A nonresident salesperson or broker associate must associate with either "a licensed South Dakota broker or a nonresident broker licensed by the commission."

Regulation amended 1999.

[S.D. Admin. R. 20:69:03:23 \(2019\)](#)

South Dakota, Broker License Reciprocity

The Commission has authority to enter into agreements with other states to provide reciprocity for licensed real estate personnel, and it generally recognizes the license issued by another state as satisfactorily qualifying the licensee for a South Dakota license. However, a licensee from a state that does not grant full reciprocity to South Dakota licensees must meet the same requirements that the licensee's state requires of South Dakota licensees.

Pursuant to the administrative regulations, nonresident applicants for a license by reciprocity must provide certification, issued within the 30 days prior to application, of current licensure in good standing in the applicant's state of residence and the absence of pending complaints.

The list of the states with which South Dakota had reciprocity is no longer available online. (As of June 3, 2010, no states were listed.)

An applicant who holds an active license in another state and who has successfully passed that state's real estate licensing exam may obtain a "similar level of licensure in South Dakota" if he or she passes the state portion of South Dakota's exam.

South Dakota regulations require a nonresident licensee to provide a certificate of licensure when applying for or renewing a South Dakota license.

Regulation 20:69:03:21 adopted 1993; R. 20:69:03:22 amended 2009; § 36-21A-43 amended 2013; § 36-21A-54 amended 2002.

[S.D. Admin. R. 20:69:03:21, :22 \(2019\)](#); [S.D. Codified Laws §§ 36-21A-43, -54 \(2019\)](#)

South Dakota, In-State License Portability

No provisions were located explicitly addressing the portability of a South Dakota license. However, a South Dakota licensee may sell out-of-state subdivided land, provided that before the land is offered for sale, the subdivider must

- apply in writing to the Commission for a subdivision certificate,
- pay a filing fee of \$125 for each 100 lots or fraction thereof to be offered for sale, and
- provide all information and supporting documents required by § 36-21A-93.

Section enacted 1992.

[S.D. Codified Laws § 36-21A-93 \(2019\)](#)

South Dakota, In-State Office Requirements

A nonresident licensee is not required to maintain a place of business in South Dakota provided the licensee

- is regularly engaged in the real estate business as a vocation,
- maintains a definite place of business, and
- is licensed by a state that offers the same privileges to South Dakota licensees.

A nonresident licensee is subject to the personal jurisdiction of the South Dakota courts.

Section 36-21A-54 amended 2002; § 36-21A-55 amended 2018.

[S.D. Codified Laws §§ 36-21A-54, -55 \(2019\)](#)

South Dakota, License to do Business Requirement

Holding a real estate license constitutes the transaction of business in South Dakota; therefore, a nonresident corporation holding a real estate license must obtain a certificate of authority. Section 47-8-1, which previously governed certificates of authority, was repealed in 2005, but it was replaced with a new provision containing a similar requirement. Pursuant to § 47-1A-1501, a foreign corporation may not transact business in South Dakota unless it obtains a certificate of authority, and a foreign corporation transacting business in South Dakota without a certificate of authority may not maintain a proceeding in a South Dakota court until it obtains a certificate of authority.

Section 36-21A-55 amended 2018; § 47-8-1 repealed in 2005; § 47-1A-1501 enacted 2005.

[S.D. Codified Laws §§ 36-21A-55, 47-1A-1501 \(2019\)](#)

South Dakota, Other Relevant Provisions

The Commission may exempt a nonresident licensee from the state's continuing education requirements if the licensee meets

- the requirements of § 36-21A-54, and
- submits a licensure certificate from the licensing agency of the nonresident licensee's state of residency.

MILITARY MEMBERS AND SPOUSES

If the Commission deems the requirements for the issuance of a license in another jurisdiction are substantially equivalent to those required in South Dakota, the Commission must within 30 days of receiving a completed application issue a license to an applicant who:

- holds the same or similar license in good standing issued by that jurisdiction;
- is an active duty member of the U.S. armed forces or the spouse of such a person; and
- is the subject of a military transfer to the South Dakota.

If a license is denied, the Commission must report the denial and the reasons for it to the Department of Labor and Regulation.

Any license so issued may be renewed until any of the following events occur:

- active duty orders transfer the applicant out of South Dakota;

- the applicant no longer holds in good standing the same or similar valid license issued by another state or the District of Columbia;
- the applicant fails to adhere to the Commission requirements to maintain licensure; or
- the full-time active duty status of the armed forces member stationed in South Dakota is terminated.

The Commission may not charge an application fee or any other fee for a license issued to a military member or spouse.

Regulation 20:69:11:05 amended 2009; r. 20:69:03:22.01 adopted 2009; statutory sections amended/enacted 2019.

[S.D. Admin. R. 20:69:11:05; :03:22.01 \(2019\); S.D. Codified Laws §§ 36-1B-1, -2.1, -4 \(2019\)](#)

South Dakota, Salesperson License Reciprocity

The Commission has authority to enter into agreements with other states to provide reciprocity for licensed real estate personnel, and it generally recognizes the license issued by another state as satisfactorily qualifying the licensee for a South Dakota license. However, a licensee from a state that does not grant full reciprocity to South Dakota licensees must meet the same requirements that the licensee's state requires of South Dakota licensees.

Pursuant to the administrative regulations, nonresident applicants for a license by reciprocity must provide certification, issued within the 30 days prior to application, of current licensure in good standing in the applicant's state of residence and the absence of pending complaints.

The list of the states with which South Dakota had reciprocity is no longer available on-line.

An applicant who holds an active license in another state and who has successfully passed that state's real estate licensing exam may obtain a "similar level of licensure in South Dakota" if he or she passes the state portion of South Dakota's exam.

South Dakota regulations require

- a nonresident licensee to provide a certificate of licensure when applying for or renewing a South Dakota license;

- a South Dakota resident licensed as a salesperson by examination in another state to meet certain education and examination requirements; and
- a nonresident salesperson licensed in South Dakota who establishes residency in South Dakota to meet certain education requirements.

An actively licensed nonresident salesperson who establishes residency in South Dakota must upgrade to a broker associate license before his or her current license expires by:

- completing 40 hours of prescribed education;
- submitting a broker associate license application; and
- submitting the required license application fee.

Regulation 20:69:03:21 enacted 1993; R. 20:69:03:22 amended 2009; § 36-21A-43 and 36-21A-34.1 amended 2013; § 36-21A-54 amended 2002.

[S.D. Admin. R. 20:69:03:21, :22 \(2019\)](#); [S.D. Codified Laws §§ 36-21A-43, -34.1, -54 \(2019\)](#)

Tennessee

Tennessee, Affiliation with Resident Broker

No provision was located explicitly requiring a nonresident licensee to be affiliated with a resident broker. However, Tennessee regulations require a nonresident licensee to file a copy of the out-of-state license with the Tennessee Real Estate Commission and with their principal broker, possibly implying a nonresident licensee will affiliate with a resident broker.

Regulation amended 1998.

See [Tenn. Comp. R. & Regs. 1260-01-.04\(4\) \(2019\)](#)

Tennessee, Broker License Reciprocity

A nonresident who is a licensed broker, affiliate broker or equivalent real estate licensee in another state may apply for a Tennessee broker or affiliate broker license by submitting an application to the commission, provided the applicant:

- qualified for the license in the state of residence by written examination;

- meets or exceeds each of the qualifications for licensure in Tennessee;
- certifies that he has read the provisions of chapter 13 and related rules and regulations;
- resides in a state that issues licenses without written examination to licensed Tennessee brokers, affiliate brokers and time-share salespersons; and
- files a copy of the out-of-state license with the Tennessee Real Estate Commission and with his principal broker.

Additional information regarding licensing by reciprocity is available at [Tenn. Real Estate Comm'n, How to Get a License: Nonresident Candidates](#) (last visited Nov. 8, 2019)

Starting September 1, 2017, if a nonresident licensee does not submit satisfactory completion of sixteen hours in real estate courses approved by the Commission, the licensee's real estate license will not be renewed.

Statutory section amended 1997; regulation amended 1998.

Tenn. Code § 62-13-314(a)(1) (LexisNexis 2019); [Tenn. Comp. R. & Regs. 1260-01-.04\(4\) \(2019\)](#)

Tennessee, In-State License Portability

No specifically applicable provisions were located, but the Tennessee Real Estate Commission may enter into reciprocity agreements with another state, which agreement may authorize the reciprocal licensure of Tennessee licensees in the other state.

Section amended 1997.

See Tenn. Code § 62-13-314(c) (LexisNexis 2018)

Tennessee, In-State Office Requirements

A nonresident applicant need not maintain a place of business in Tennessee, as long as the applicant is

- regularly engaged in the real estate business, and
- maintains a place of business in another state.

However, a nonresident applicant must file an irrevocable consent that legal actions may be brought against the applicant by service of process on the Director or any member of the Commission.

Section amended 1997.

Tenn. Code § 62-13-314(a)(2), (b)(1) (LexisNexis 2019)

Tennessee, License to do Business Requirement

A foreign corporation may not transact business in Tennessee until it has obtained a certificate of authority from the Secretary of State.

Section enacted 1986.

Tenn. Code § 48-25-101(a) (LexisNexis 2019)

Tennessee, Other Relevant Provisions

FEE SHARING

A licensed broker may pay a commission to a licensed broker of another state if the nonresident broker does not conduct in Tennessee any of the negotiations for which the commission is paid.

MILITARY MEMBERS AND SPOUSES

Effective July 1, 2019, a member of the armed forces, or the member's spouse, may engage in the practice of a profession regulated by the Real Estate Commission without being licensed while he or she is stationed in Tennessee if:

- the person holds a valid license to practice issued by another state or jurisdiction having reasonably similar standards for licensure; and
- the license is current and the person is in good standing in that state or jurisdiction;

"Member of the armed forces" means a member of the U.S. armed forces or a member of a reserve or Tennessee national guard unit who is in, or was called into, active service or active military service.

Section 62-13-302 enacted 2007; § 4-3-1304 amended 2019.

Tenn. Code §§ 4-3-1304(d); 62-13-302 (amended by [2019 Tenn. Laws ch. 195 \(S.B. 384\)](#)) (LexisNexis 2019)

Tennessee, Salesperson License Reciprocity

No provisions were located addressing reciprocity for general salesperson licensees. However, a person holding a time-share salesperson or equivalent license in another state may apply for a Tennessee broker or affiliate broker license by submitting an application to the Commission, provided the applicant:

- qualified for the license in the state of residence by written examination;
- meets or exceeds each of the qualifications for licensure in Tennessee;
- certifies that he has read the provisions of chapter 13 and related rules and regulations;
- resides in a state that issues licenses without written examination to licensed Tennessee brokers, affiliate brokers and time-share salespersons; and
- files a copy of the out-of-state license with the Tennessee Real Estate Commission and with their principal broker.

Additional information regarding licensing by reciprocity is available at [Tenn. Real Estate Comm'n, How to Get a License: Nonresident Candidates](#) (last visited Nov. 8. 2019)

Starting September 1, 2017, if a nonresident licensee does not submit satisfactory completion of sixteen hours in real estate courses approved by the Commission, the licensee's real estate license will not be renewed.

Section amended 1997; regulation amended 1998.

See Tenn. Code § 62-13-314(a)(1) (LexisNexis 2018); [Tenn. Comp. R. & Regs. 1260-01-.04\(4\) \(2019\)](#)

Texas

Texas, Affiliation with Resident Broker

No relevant provisions were located.

Texas, Broker License Reciprocity

General requirements

Texas "does not have reciprocity with any other states with regard to real estate licensure." However, Tex. Occ. Code Ann. § 1101.356(a), which establishes education and experience requirements for broker applicants, does not apply to an applicant licensed as a broker by another state with licensing requirements comparable to those of Texas.

A person residing outside of Texas may apply for a Texas license if the person:

- is licensed as a foreign broker; or
- was licensed as a Texas real estate salesperson or broker no more than two years before filing the application.

The Commission may waive education and experience requirements if the applicant satisfies the conditions set forth below.

A business entity created or chartered under the laws of a state other than Texas may apply for a Texas real estate broker license if the entity:

- is licensed as a broker by the state in which it was created;
- is licensed as a broker in a state in which it is permitted to engage in real estate brokerage business as a foreign business entity; or
- was created or chartered in a state that does not license business entities and the entity is lawfully engaged in the practice of real estate brokerage in that state and meets all other requirements for a Texas license.

An individual licensed as a broker who subsequently moves to a state other than Texas is not required to maintain an office in Texas unless the individual sponsors a Texas salesperson.

Experience requirement

As of January 1, 2016, a nonresident broker applicant who does not satisfy the experience requirements of § 1101.356 must show that he or she:

- holds an active real estate broker license in another state;
- has had at least four years' active experience in that state as a licensed real estate broker or sales agent during the 60 months before the application date; and

- has satisfied the educational requirements set forth in § 1101.356.

In the alternative, that applicant may provide evidence that he or she was licensed in Texas as a broker in the six months preceding the date the application is filed.

A person licensed in another state may derive the required four years' experience from periods in which the person was licensed in one or more states.

Education requirement

The Commission may waive the national portion of the examination of an applicant for a broker license if the applicant:

- maintains an active license in another state equivalent to the license being applied for; and
- has passed a comparable national examination accredited or certified by a nationally recognized real estate regulator association.

Contiguous municipalities

A nonresident applicant for a license who resides in a municipality with a boundary contiguous at any point with the boundary of a Texas municipality may be licensed in the same manner as a Texas resident if the nonresident has been a resident of that municipality for at least the 60 days preceding the application date.

Statutory section 1101.361 enacted 2001; §§ 1101.356 and 1101.357 amended 2015; regulation 535.56 amended 2017, 535.57 amended 2016, 535.132 amended 2014; website history unknown.

[Tex. Occ. Code §§ 1101.356\(b\), .357, .361 \(2019\)](#); *see also* [22 Tex. Admin. Code §§ 535.132, 535.56, 535.57 \(2019\)](#)

Texas, In-State License Portability

As of January 1, 2016, a resident of another state who is not a licensed real estate broker and who was formerly licensed in Texas as a broker or sales agent may apply for a Texas license no later than six months after the former license expired.

A broker or salesperson who moves to a state other than Texas must file a consent to service of legal process with the Commission. A consent to service is not required if the licensee's place of business is in Texas.

Statutory section amended 2015; regulation amended 2014.

[Tex. Occ. Code § 1101.360\(a\) \(2019\)](#); [22 Tex. Admin. Code § 535.133 \(2019\)](#)

Texas, In-State Office Requirements

Generally, a nonresident licensed broker need not maintain a place of business in Texas. However, a nonresident who is licensed as a Texas resident because he resides in a city with boundaries that are contiguous to the boundaries of a Texas city must maintain a place of business in the city of residence or in the Texas city it borders. The nonresident may not maintain any other office in Texas unless the broker is licensed as a nonresident.

As of January 1, 2016, a nonresident applicant must submit an irrevocable consent to service of process on the executive director or deputy executive director of the Commission. The consent must stipulate that the service of process or pleading is valid and binding as if personal service had been made on the nonresident in Texas, be acknowledged, and, if by a corporation, be authenticated by its seal.

Statutory section 1101.361 amended 2003; § 1101.360 amended 2015; § 1101.552 amended 2019; regulations amended 2014.

[Tex. Occ. Code §§ 1101.360\(c\); .361\(b\), \(c\); .552\(d\) \(2019\)](#) *see also* [22 Tex. Admin. Code §§ 535.132\(d\), .133 \(2019\)](#)

Texas, License to do Business Requirement

To be eligible to receive a license and maintain an active license in Texas, a foreign business entity must designate a person to act for it. A foreign business entity must also be "permitted to engage in business" in Texas to obtain a Texas real estate broker license.

Regulation amended 2014.

[22 Tex. Admin. Code § 535.132\(d\) \(2019\)](#)

Texas, Other Relevant Provisions

A broker may pay a commission or compensation to a broker licensed in another state, provided the out-of-state broker does not conduct in Texas any of the negotiations for which the commission or compensation is paid.

MILITARY MEMBERS AND SPOUSES

The Commission must waive the license application and examination fees for an applicant who is:

- a military service member or military veteran whose military service, training, or education substantially meets all of the requirements for the license; or
- a military service member, military veteran, or military spouse who holds a current license issued by another jurisdiction that has licensing requirements that are substantially equivalent to the requirements for the license in Texas.

With respect to an applicant who is serving on active duty or is a veteran of the U.S. armed forces the Commission must credit any verifiable military service, training or education obtained by an

applicant that is relevant to a license toward the requirements of a license. Such an applicant must pass the qualifying examination, if any, for the type of license sought.

The Executive Director may waive any prerequisite to obtaining a license for the applicant.

Statutory section and regulation amended 2015.

[Tex. Occ. Code § 1101.651\(a\) \(2019\)](#); [22 Tex. Admin. Code § 535.51 \(2019\)](#)

Texas, Salesperson License Reciprocity

General requirements

Texas "does not have reciprocity with any other states with regard to real estate licensure," and research located no provision explicitly providing an exception to the Texas education and experience requirements for nonresident salesperson applicants. Generally, a nonresident applicant is subject to the same license requirements as a resident.

Contiguous municipalities

A nonresident applicant who resides in a municipality with a boundary contiguous at any point with the boundary of a Texas municipality may be licensed in the same manner as a Texas resident if the nonresident has been a resident of that municipality for at least the 60 days preceding the application date.

Examination requirement

The Commission may waive the national portion of the examination of an applicant for a salesperson license if the applicant:

- maintains an active license in another state equivalent to the license being applied for; and
- has passed a comparable national examination accredited or certified by a nationally recognized real estate regulator association.

Section 1101.361 enacted 2001; § 1101.360 amended 2015; website history unknown.;reg. 535.57 amended 2016.

[Tex. Occ. Code §§ 1101.360\(b\), .361 \(2019\); 22 Tex. Admin. Code § 535.57 \(2019\)](#)

Utah

Utah, Affiliation with Resident Broker

A sales agent applicant who is currently and actively licensed in another state, must "if applying for an active license, affiliate with a principal broker."

An individual who is not a Utah resident may be licensed as an associate broker or sales agent in Utah by:

- complying with chapter 61-2f; and
- being employed or engaged as an independent contractor by a principal broker licensed in Utah. That principal broker need not be a Utah resident.

Regulatory chapter amended 2019; statutory section amended 2016.

[Utah Admin. Code R162-2f-202a \(2019\); Utah Code § 61-2f-203\(3\) \(2019\)](#)

Utah, Broker License Reciprocity

A nonresident principal broker may be licensed in Utah by complying with chapter 61-2f.

A nonresident individual may be licensed as an associate broker in Utah by:

- complying with chapter 61-2f; and
- being employed or engaged as an independent contractor by a principal broker licensed in Utah, regardless of whether that principal broker is a Utah resident.

A principal broker applicant must also provide from any state where he or she is licensed as a real estate agent or broker:

- a written record of the applicant's license history; and
- a "complete documentation" of disciplinary actions.

An out-of-state broker applicant must

- submit fingerprint cards in an acceptable form at the time he or she files a license application;
- submit to the division a signed waiver in accordance with [§ 53-10-108\(4\)](#), acknowledging the registration of the applicant's fingerprints in the Federal Bureau of Investigation Next Generation Identification System's Rap Back Service beginning January 1, 2020
- consent to a criminal background check by the Utah Bureau of Criminal Identification and the F.B.I. (These requirements were extended to all broker applicants in 2009.)

The applicant bears the cost of the criminal background check and the fingerprinting.

Regulatory chapter amended 2017; statutory section 61-2f-203 amended 2016; § 61-2f-204 amended 2016.

[Utah Admin. Code R162-2f-202b \(2019\)](#); [Utah Code §§ 61-2f-203\(3\); -204 \(2019\)](#)

Utah, In-State License Portability

No provision was located explicitly addressing the portability of a Utah license.

Utah, In-State Office Requirements

No provision generally requires all nonresident applicants to maintain an office in Utah. Generally, an entity may not designate a post office box as its business address, but may designate a post office box as a mailing address. Also, a principal broker must maintain a trust account in a bank or credit union located in Utah.

Regulatory chapter amended 2019.

[Utah Admin. Code R162-2f-205\(4\)\(c\), -403a\(1\)\(a\) \(2019\)](#)

Utah, License to do Business Requirement

A principal broker may not conduct business through an entity without first registering the entity with the Division of Corporations, Department of Commerce. Also, a foreign corporation may not transact business in Utah until the Division has filed its application for authority to transact business.

Regulatory chapter amended 2019; statutory section amended 1996.

[Utah Admin. Code R162-2f-205 \(2019\); Utah Code § 16-10a-1501\(1\) \(2019\)](#)

Utah, Other Relevant Provisions

A licensee may share consideration with a principal broker of another jurisdiction.

MILITARY SPOUSES

The spouse of an individual serving in the U.S. Armed Forces may engage in the practice of an occupation or profession regulated by Board without being licensed while the individual is stationed in Utah if:

- the spouse holds a valid license to practice issued by any jurisdiction recognized by the Department; and

- the license is current and in good standing in the jurisdiction of licensure.

Section 61-2f-202 amended 2018; § 61-2f-401 amended 2019.

[Utah Code §§ 61-2f-202, -401\(5\) \(2019\)](#)

Utah, Salesperson License Reciprocity

An individual who is not a Utah resident may be licensed in Utah by complying with chapter 61-2f. The nonresident individual may be licensed as an associate broker or sales agent in Utah by:

- complying with chapter 61-2f; and
- being employed or engaged as an independent contract by a principal broker licensed in Utah, regardless of whether that principal broker is a Utah resident.

An individual who wants to obtain a Utah sales agent license and who is currently and actively licensed in another state must:

- evidence "honesty, integrity, truthfulness, and reputation" and competency to transact real estate business; and
- successfully complete 120 hours of approved prelicensing education, show current membership in the Utah State Bar, or apply to the division for waiver of all or part of the education requirement.

An applicant may obtain a waiver of all or part of the education requirement by virtue of:

- completing equivalent education as part of a college undergraduate or postgraduate degree program;
- completing other equivalent real estate education during the 12-month period before the application date; or

- having been licensed in "a state that has substantially equivalent preclicensing education requirements."

The applicant must also:

- take and pass both the state and national components of the licensing examination; or
- if actively licensed during the two years immediately before the application date in a state that has substantially equivalent licensing examination requirements, take and pass the state component of the licensing examination and apply to the division for a waiver of the national component of the licensing examination.

A list of states with which Utah has reciprocity for salespersons is available at Utah Division of Real Estate's ["Licensed Sales Agent Registration"](#) webpage.

For additional required documents and submissions, see Utah Admin. Code R162-2f-202a(2).

Regulatory chapter amended 2019; statutory section amended 2016.

[Utah Admin. Code R162-2f-202a \(2019\); Utah Code § 61-2f-203\(1\), \(3\) \(2019\)](#)

Vermont

Vermont, Affiliation with Resident Broker

Vermont's statutory provisions do not explicitly specify whether a nonresident licensee must be affiliated with a resident broker. However, regulations require every licensee to be associated with a single registered brokerage firm.

Regulatory chapter amended 2015.

[04-030-290 Vt. Code R. § 2.3\(c\) \(2019\)](#)

Vermont, Broker License Reciprocity

Vermont grants broker licenses to nonresidents who are licensed brokers in other states. A nonresident applicant must:

- conform to the licensing provisions of chapter 41 of title 26;
- show proof of licensing as a broker in the state of residence for a period of two years prior to applying for a license; and
- attach to the application a statement from the regulatory body of the other state concerning whether the applicant has been the subject of any criminal or disciplinary investigation or action.

The Commission may waive all or a part of Vermont's national examination and experience requirements for a broker if

- the applicant is a real estate broker regulated under another jurisdiction's laws;
- the applicant is licensed and in good standing to practice in that jurisdiction; and
- in the Commission's opinion, the other jurisdiction's licensure requirements are "substantially equal" to Vermont's.

All applicants must complete the Vermont portion of the examination.

Statutory section 2297 amended 1985; § 2298 repealed 2015; regulatory chapter amended 2015.

[Vt. Stat. tit. 26, §§ 2297 \(2019\); 04-030-290 Vt. Code R. § 2.5 \(2019\)](#)

Vermont, In-State License Portability

No relevant provisions were located.

Vermont, In-State Office Requirements

No provisions were located requiring a nonresident licensee to maintain an office in Vermont.

Vermont, License to do Business Requirement

A foreign corporation may not transact business in Vermont until it obtains a certificate of authority from the secretary of state.

Section amended 1995.

[Vt. Stat. tit. 11A, § 15.01\(a\) \(2019\)](#)

Vermont, Other Relevant Provisions

A broker may refer a prospect to a Vermont broker, and the Vermont broker may pay a referral fee to brokerage firms licensed in Vermont or other jurisdictions. However, a licensee from another jurisdiction may only observe, and not conduct, brokerage services in Vermont.

Regulatory chapter amended 2015.

[04-030-290 Vt. Code R. § 4.13\(b\) \(2019\)](#)

Vermont, Salesperson License Reciprocity

Vermont grants salesperson licenses to nonresidents who are licensed salespersons in other states. A nonresident applicant must:

- conform to the licensing provisions of chapter 41 of title 26;
- show proof of licensing as a salesperson in the previous state of residence for a period of two years prior to applying for a license; and
- attach to the application a statement from the regulatory body of the other state concerning whether the applicant has been the subject of any criminal or disciplinary investigation or action.

The Commission may waive all or a part Vermont's national examination requirement for a salesperson if:

- the applicant is a real estate salesperson regulated under another jurisdiction's laws;
- the applicant is licensed and in good standing to practice in that jurisdiction; and
- in Commission's opinion, the other jurisdiction's licensure requirements are "substantially equal" to Vermont's.

All applicants must complete the state portion of the examination.

Statutory section 2297 amended 1985; § 2298 repealed 2015; regulatory chapter amended 2015.

[Vt. Stat. tit. 26, § 2297 \(2019\)](#); [04-030-290 Vt. Code R. § 2.4 \(2019\)](#)

Virgin Islands

Virgin Islands, Affiliation with Resident Broker

No relevant provisions were located.

Virgin Islands, Broker License Reciprocity

No provisions were located that address broker license reciprocity. However, Virgin Islands statutes generally provide that a person may not be licensed as a real estate broker unless he or she is a resident of the Virgin Islands for at least two consecutive years before the application date.

Section enacted 1967.

27 V.I. Code § 423(b) (LexisNexis 2019)

Virgin Islands, In-State License Portability

No relevant provisions were located.

Virgin Islands, In-State Office Requirements

No provisions were located addressing the in-state office requirements of a nonresident broker, but the statutes explicitly require a *resident* licensed real estate broker to maintain a fixed office in the Virgin Islands.

Section amended 2003.

27 V.I. Code § 428 (LexisNexis 2019)

Virgin Islands, License to do Business Requirement

A foreign corporation may not do business in the Virgin Islands until it has filed in the Lieutenant Governor's office:

- a certified copy of its charter or certificate of incorporation;
- a certificate stating the name of its authorized agent for service of process in the Virgin Islands; and
- a sworn statement of its assets, liabilities, and capital stock at the close of the most recent fiscal year.

Section enacted 1948.

13 V.I. Code § 401 (LexisNexis 2019)

Virgin Islands, Other Relevant Provisions

A licensed broker in the Virgin Islands may divide or share a real estate commission with a licensed broker in another state, if:

- the broker licensed in the other state does not carry on any of the negotiations in the Virgin Islands; and
- similar privileges are extended by the other state to brokers licensed in the Virgin Islands.

Regulation adopted 1972.

27-015-000 V.I. Code R. § 422-43 (LexisNexis 2019)

Virgin Islands, Salesperson License Reciprocity

No provisions were located that address salesperson license reciprocity. However, Virgin Islands statutes generally provide that a person may not be licensed as a real estate salesman unless he or she is a resident of the Virgin Islands for at least one year before the application date.

Section enacted 1967.

27 V.I. Code § 423(d) (LexisNexis 2019)

Virginia

Virginia, Affiliation with Resident Broker

No relevant provisions were located.

Virginia, Broker License Reciprocity

An individual currently licensed as a broker or salesperson in another jurisdiction may obtain a Virginia license by complying with reciprocity requirements. A nonresident broker applicant must:

- be at least 18 years of age;
- have a high school diploma or its equivalent;
- have received his or her current license by having passed in the jurisdiction of licensure an examination substantially equivalent to the Virginia examination;
- sign a statement verifying that he has read and understands the provisions of chapter 135-20 of title 18 of the Virginia Administrative Code and title 54.1 of the Virginia Code;
- within 12 months prior to submitting a complete application for a license, have passed a written examination provided by the Board covering Virginia real estate license law and Board regulations;
- follow all Board rules regarding conduct at the examination;
- be in good standing as a licensed broker or salesperson in each jurisdiction in which the licensee is licensed;
- at the time of application have met educational requirements that are substantially equivalent to those required in Virginia and have been actively engaged for 36 of the preceding 48, except that the Board may waive these requirements;

- have a good reputation for honesty, truthfulness and fair dealing;
- be competent to transact the business of a real estate broker in the public interest;
- submit to fingerprinting; and
- disclose all "misdemeanor convictions involving moral turpitude, sexual offense, drug distribution or physical injury" within five years of the application date and all felony convictions during his or her lifetime.

The Board may consider applicants who do not meet certain requirements set forth above.

Licensees, including those who upgraded to broker before renewal, who obtained their licenses by reciprocity must take the state portion of the real estate salesperson's exam before their biennial license renewal.

An applicant for a broker's license by reciprocity must have:

- completed 12 semester hours of "classroom or correspondence or other distance learning instruction in real estate courses that are comparable in content and duration and scope to that required" of resident broker license applicants; and
- passed Virginia's examination if currently licensed by another state.

Statutory section amended 2019; regulation amended 2015.

[Va. Code § 54.1-2105 \(2019\); Va. Admin. Code tit. 18, §§ 135-20-60\(B\) \(2019\).](#)

Virginia, In-State License Portability

No applicable provisions located.

Virginia, In-State Office Requirements

Virginia real estate licensing statutes require only resident brokers to maintain a place of business in Virginia. However, each nonresident applicant must file with the Board an irrevocable consent that suits and actions may be commenced against the applicant in a proper Virginia court by service on the director of the Department of Professional and Occupational Regulation.

Section 54.1-2110 amended 1988; § 54.1-2111 amended 1993.

[Va. Code §§ 54.1-2110, -2111 \(2019\)](#)

Virginia, License to do Business Requirement

A foreign corporation must obtain a certificate of authority from the State Corporation Commission in order to transact business in Virginia.

Statute amended 2019.

[Va. Code § 13.1-757 \(2019\)](#)

Virginia, Other Relevant Provisions

FEE-SHARING

A Virginia broker may pay referral fees to or share commissions with any real estate entity licensed in another jurisdiction, or to any United States referral entity, provided its members are licensed brokers and it disburses commissions or referral fees only to its licensed members.

A Virginia real estate broker may also compensate a person who:

- is licensed and in good standing as a real estate broker or salesperson in another state; and
- assists an out-of-state prospective purchaser, tenant, optionee, or licensee acquire a commercial real estate interest in Virginia.

MILITARY SPOUSES

If the Board deems the requirements for the issuance of a license in another jurisdiction are substantially equivalent to those required in Virginia, the Board must expedite the issuance of a license to an applicant whose application is complete and

- who holds the same or similar license issued by that jurisdiction;
- whose spouse is the subject of a military transfer to the Virginia; and
- who accompanies the applicant's spouse to Virginia.

If a Board is unable to complete the review of the applicant's documentation or make a final determination regarding substantial equivalency within 20 days of the receipt of a completed application, the Board must issue a temporary license, provided the applicant otherwise meets the above qualifications. Any temporary license must not exceed 12 months and shall authorize the applicant to engage in the practice of real estate while the Board completes its review or the applicant completes any specific requirements that may be required in Virginia that were not required in the jurisdiction in which the applicant holds the license.

These provisions apply regardless of whether the Board has entered into a reciprocal agreement with the other jurisdiction.

Section 54.1-2103 amended 2015; § 54.1-119 amended 2016; regulation amended 2015.

[Va. Code § 54.1-119, -2103 \(2019\)](#); [Va. Admin. Code tit. 18, § 135-20-280 \(2019\)](#)

Virginia, Salesperson License Reciprocity

An individual currently licensed as a broker or salesperson in another jurisdiction may obtain a Virginia license by complying with reciprocity requirements. A nonresident salesperson applicant must:

- be at least 18 years of age;
- have a high school diploma or its equivalent;
- have received his or her current license by having passed in the jurisdiction of licensure an examination substantially equivalent to the Virginia examination;
- sign a statement verify that he has read and understands the relevant Virginia laws;
- within 12 months prior to submitting a complete application for a license, have passed a written examination provided by the Board covering Virginia real estate license law and Board regulations;
- follow all Board rules regarding conduct at the examination;
- be in good standing as a licensed broker or salesperson in each jurisdiction in which the licensee is licensed;
- at the time of application for a salesperson's license, have met educational requirements that are substantially equivalent to those required in Virginia;
- have a good reputation for honesty, truthfulness and fair dealing;
- be competent to transact the business of a real estate salesperson in the public interest;
- submit to fingerprinting; and

- disclose all “misdemeanor convictions involving moral turpitude, sexual offense, drug distribution or physical injury” within five years of the application date and all felony convictions during his or her lifetime.

An applicant for a salesperson's license by reciprocity must have:

- completed a course in real estate principles that is "comparable in content and duration and scope to that required" of resident salesperson license applicants; and
- passed Virginia's examination, if currently licensed by another state.

Statutory section amended 2019; regulation amended 2015.

[Va. Code § 54.1-2105 \(2019\)](#); [Va. Admin. Code tit. 18, §§ 135-20-60\(B\) \(2019\)](#)

Washington

Washington, Affiliation with Resident Broker

No generally applicable provisions were located.

With respect to *commercial* real estate transactions, persons with licenses deemed equivalent to licenses held by Washington licensees may, for consideration, perform those acts that require a license, provided the out-of-state licensee:

- works in cooperation with a Washington real estate designated broker who holds a valid, active managing broker license;
- enters into a written agreement with the Washington firm, which agreement must include the terms of cooperation, the Washington designated broker's oversight, compensation, and a statement that the approved out-of-state licensee and its agents will adhere to Washington laws;

- furnishes the Washington designated broker with a copy of the out-of-state approved licensee's current license in good standing;
- consents to jurisdiction that legal actions may be brought against the approved licensee in any Washington county in which the cause of action arises or the plaintiff resides;
- includes the name of the Washington broker, managing broker, or firm on all advertising; and
- deposits all documentation required above and other records and documents related to the transaction with the Washington broker, managing broker, or firm for three years.

A person licensed in a jurisdiction with no legal distinction between a real estate broker license and a real estate salesperson license must meet the above requirements before engaging in a commercial real estate activity that requires a real estate broker license in Washington.

Section amended 2008.

[Wash. Rev. Code § 18.85.131 \(2019\)](#)

Washington, Broker License Reciprocity

A person applying for a *managing broker's* license must have had at least three years' licensed experience as a full-time real estate broker in Washington or in another jurisdiction with comparable requirements during the five years before applying for the managing broker's license examination or be otherwise qualified "by reason of practical experience in a business allied with or related to real estate as prescribed by rule."

Washington regulations provide that a person applying for a broker or managing broker examination is required to take only the Washington law portion of the examination if he or she:

- is actively licensed in the same or a greater capacity in another jurisdiction; and has maintained his or her license in good standing; or

- was actively licensed in the same or greater capacity in good standing within the preceding six months.

A person applying to take the examination must submit evidence of licensure in the other jurisdiction by a license verification form completed by the licensing authority in that jurisdiction.

The director may consider entering into written recognition agreements with other jurisdictions that "license brokers and managing brokers similarly to Washington state." The recognition agreement must require the other jurisdiction to grant the same licensing process to licensees of Washington state as is offered by Washington state to license applicants from other jurisdictions.

Previously applicable regulation 308-124A-110 repealed 2010; r. 308-124A-720 promulgated 2011; statutory section 18.85.111 adopted 2008.

[Wash. Admin. Code §§ 308-124A-720 \(2019\); Wash. Rev. Code § 18.85.111\(1\)\(c\) \(2019\)](#)

Washington, In-State License Portability

No specifically applicable provisions were located. However, Washington regulations provide that the director, upon the Washington state real estate commission's advice, may consider entering into written recognition agreements with other jurisdictions that license brokers and managing brokers similarly to Washington state. The recognition agreements must require the other jurisdictions to grant the same licensing process to Washington licensees as is offered by Washington state to license applicants from other jurisdictions.

Regulation promulgated 2011.

[Wash. Admin. Code § 308-124A-720 \(2019\)](#)

Washington, In-State Office Requirements

Washington regulations provide that for brokers actively licensed in another jurisdiction, an "office" means "the Washington location where trust account and transaction records are maintained." A broker actively licensed in another jurisdiction seeking licensure in Washington, whose "headquarter office" is located in that other jurisdiction, must notify the department of the Washington address at which the records are maintained. The broker must include this address with the headquarter's address on the license application. The Washington license must be posted at the location where the records are maintained.

Regulation 308-124D-220 amended 2013.

[Wash. Admin. Code § 308-124D-220 \(2019\)](#)

Washington, License to do Business Requirement

Generally, if a license applicant is a legally recognized business entity, except a general partnership, it must be registered with the Secretary of State and must furnish a list of governors that includes:

- for corporations, a list of officers and directors and their addresses;
- for limited liability companies, a list of members and managers and their addresses;
- for limited liability partnerships, a list of the partners and their addresses; or
- for other legal business entities, a list of the governors and their addresses.

If the applicant is a general partnership, it must furnish a copy of the signed partnership agreement and a list of the partners and their addresses.

Section amended 2019.

[Wash. Rev. Code § 18.85.171\(1\)\(b\) \(2019\)](#)

Washington, Other Relevant Provisions

Effective July 1, 2010, a licensed firm, broker, or managing broker may generally share commissions with a "licensed firm, real estate broker, or managing broker in any state of the United States or its possessions or any foreign jurisdiction with a real estate regulatory program."

MILITARY SPOUSES

To the extent resources are available, the Real Estate Commission must establish procedures to expedite the issuance of a license to a person:

- who is certified or licensed in another state to perform professional services in that state;
- whose spouse is the subject of a military transfer to Washington; and
- who left employment in the other state to accompany the person's spouse to Washington.

The procedure must include a process for issuing the person a license if, in the Commission's opinion, the requirements for licensure of such other state are substantially equivalent to that required in Washington.

The Commission must develop a method and adopt rules to authorize a person who meets the above criteria to perform services in Washington "by issuing the person a temporary license, certificate, registration, or permit for a limited period of time to allow the person to perform services while completing any specific additional requirements in Washington that are not related to training or practice standards of the profession that were not required in the other state in which the person is licensed, certified, or registered, or has a permit." The Commission need not issue a temporary license, certificate, registration, or permit if the standards of the other state are substantially unequal to Washington standards.

Section 18.85.301 amended and renumbered 2008; § 18.340.020 enacted 2011.

[Wash. Rev. Code Ann. §§ 18.85.301, 18.340.020 \(2019\)](#)

Washington, Salesperson License Reciprocity

Statutory section 18.85.095, which contained salesperson's general licensing requirements, was repealed effective July 1, 2010, by an act which also deleted references to salesperson's licenses and provided that a salesperson's license will be recognized as a broker's license. The related regulation was also repealed effective July 1, 2010.

West Virginia

West Virginia, Affiliation with Resident Broker

No relevant provisions were located.

West Virginia, Broker License Reciprocity

The West Virginia commission may recognize a valid license issued by another jurisdiction as satisfactorily qualifying a nonresident to obtain a comparable West Virginia broker license, provided that the nonresident:

- has qualified for an original license in his jurisdiction of residence by examination and otherwise complied with all requirements in that jurisdiction, provided the other jurisdiction offers the same privilege to West Virginia licensees;
- submits the appropriate fees;

- signs a statement that the applicant has read and agrees to abide by the West Virginia laws and rules regarding brokerage activities in West Virginia;
- provides licensing certificates and disciplinary action records from the applicant's resident and any other jurisdiction;
- files an irrevocable written consent to suit in the proper court of a West Virginia county in which a cause of action arises or the plaintiff resides by service of process on the commission's director; and
- files with the Commission a bond in the amount of \$2000.

A broker's license applicant generally may qualify for a waiver of all or part of the state's two-year apprenticeship requirement if he or she has been licensed as a real estate broker in another jurisdiction "within the past five years." However, if the applicant is licensed in another jurisdiction as a broker at the time he or she submits an application to the Commission, the Commission will grant the applicant a full waiver of the apprenticeship requirement.

Statutory section enacted 2002; regulation amended 2014.

[W. Va. Code § 30-40-15 \(2019\)](#); [W. Va. Code R. § 174-1-7.5\(e\) \(2018\)](#)

West Virginia, In-State License Portability

No specifically applicable provisions were located. The West Virginia statute providing that the commission may enter into agreements with other jurisdictions whereby the license issued by other jurisdictions is deemed to qualify for a West Virginia license does not explicitly require that the agreement provide for reciprocal treatment of West Virginia licensees seeking a nonresident license in the other jurisdiction.

Section amended 2003.

See [W. Va. Code § 30-40-7\(g\) \(2019\)](#)

West Virginia, In-State Office Requirements

A nonresident broker who maintains a definite place of business in his jurisdiction of residence “may not” be required to maintain an office in West Virginia if the jurisdiction offers the same privilege to licensed brokers from West Virginia.

Section enacted 2002.

[W. Va. Code § 30-40-17\(a\)\(1\) \(2019\)](#)

West Virginia, License to do Business Requirement

A corporation applying for a license must be qualified to do business in West Virginia by the Secretary of State. However, no broker’s license may be issued in the name of an entity except through one of its members or officers.

Section 31D-15-1501 amended 2008; § 30-40-12 amended 2002.

[W. Va. Code §§ 31D-15-1501; 30-40-12\(a\), \(c\) \(2019\)](#)

West Virginia, Other Relevant Provisions

MILITARY SPOUSES

The spouse of an active duty member of the U.S, Armed Forces shall be issued a temporary license, certification or registration by the Real Estate Commission within 30 days of submitting the following:

- a completed application;
- the required application fee;
- proof that the applicant is married to a member of the U.S. Armed Forces who is on active duty; and

- proof that the applicant holds a valid license, certification or registration for the profession issued by another state, the District of Columbia, or a U.S. possession or territory , and whose license, certification or registration is not and has not been the subject of disciplinary action in that jurisdiction.

Notwithstanding the above, the commission may require the applicant to submit to a criminal history records check.

A temporary license expires six months after the date it is issued and is not renewable.

History unknown.

[W.V. Code § 30-1B-5 \(2019\)](#)

West Virginia, Salesperson License Reciprocity

The West Virginia commission may recognize a valid license issued by another jurisdictions satisfactorily qualifying a nonresident person to obtain a comparable West Virginia salesperson license, provided that the nonresident:

- has qualified for an original license in his jurisdiction of residence by examination and otherwise complied with all requirements in that jurisdiction, provided the other jurisdiction offers the same privilege to West Virginia licensees;
- submits the appropriate fees;
- signs a statement that the applicant has read and agrees to abide by the West Virginia laws and rules regarding brokerage activities in West Virginia;
- provides licensing certificates and disciplinary action records from the applicant's resident and any other jurisdiction;

- files an irrevocable written consent to suit in the proper court of a West Virginia county in which a cause of action arises or the plaintiff resides by service of process on the commission's director; and
- files with the Commission a bond in the amount of \$2000.

Section enacted 2002.

[W. Va. Code § 30-40-15 \(2019\)](#)

Wisconsin

Wisconsin, Affiliation with Resident Broker

No relevant provisions were located.

Wisconsin, Broker License Reciprocity

A nonresident may become a broker by conforming to all provisions of chapter 452. An applicant who has held an active real estate broker's license in another jurisdiction within the two-year period before application for an original Wisconsin broker's license may satisfy the broker's educational requirements by submitting evidence of completing the education programs required by Wisconsin regulations or proof that the applicant is licensed to practice law in Wisconsin.

The applicant must also file with the real estate examining board an irrevocable consent that actions may be brought against the applicant or licensee in the proper court of any Wisconsin county by service on the board or on any duly authorized employee.

The real estate examining board may enter into reciprocal agreements with other states and grant licenses to applicant who are licensed as broker in those states according to the terms of the reciprocal agreements.

Sections 452.05 amended 2017; § 452.11 amended 2015.

[Wis. Stat. Ann. §§ 452.05, .11 \(2019\)](#)

Wisconsin, In-State License Portability

A resident licensee who becomes a nonresident must file an irrevocable consent to submit to jurisdiction in Wisconsin for legal action commenced against them in the proper court of any county where the action arises or where the plaintiff resides.

Section amended 2015.

[Wis. Stat. Ann. § 452.11\(3\) \(2019\)](#)

Wisconsin, In-State Office Requirements

No provision was located requiring a nonresident licensee to maintain an office in Wisconsin. However, a nonresident must file an irrevocable consent to submit to jurisdiction in Wisconsin for legal action brought against them in the proper court of any county where the action arises or where the plaintiff resides. Corporations filing this consent must include the corporate seal on the appropriate form.

Section amended 2015.

[Wis. Stat. Ann. § 452.11\(3\) \(2019\)](#)

Wisconsin, License to do Business Requirement

A foreign corporation may not transact business in Wisconsin until it obtains a certificate of authority.

Section amended 1995.

[Wis. Stat. Ann. § 180.1501\(1\) \(2019\)](#)

Wisconsin, Other Relevant Provisions

A licensee broker may pay a fee or commission to a person who is regularly and lawfully engaged in the real estate brokerage business in another state or foreign country.

MILITARY SPOUSES

Wisconsin law generally provides that a credentialing board must grant a reciprocal credential to an individual who:

- applies for a reciprocal credential under § 440.09 on the prescribed form;
- is the spouse of a service member, and the spouse and service member temporarily reside in Wisconsin as a result of the service member's service;
- holds a license that was granted by a governmental authority outside Wisconsin and that qualifies the individual to perform the acts authorized under the appropriate credential;
- pays the required fee; and
- meets any other requirements required by rule.

This reciprocal credential expires 180 days after it is issued, unless extended upon the holder's application.

Section 452.19 amended 2018; § 440.09 enacted 2011.

[Wis. Stat. Ann. §§ 440.09; 452.19 \(2019\)](#)

Wisconsin, Salesperson License Reciprocity

A nonresident may become a salesperson by conforming to all provisions of chapter 452.

The applicant must also file with the real estate examining board an irrevocable consent that actions may be brought against the licensee in the proper court of any Wisconsin county by service on the board or on any duly authorized employee.

The real estate examining board may enter into reciprocal agreements with other states and grant licenses to applicant who are licensed as broker in those states according to the terms of the reciprocal agreements.

Statutory section 452.11 amended 2015; § 452.05 amended 2018.

[Wis. Stat. Ann. §§ 452.05, .11 \(2019\)](#)

Wyoming

Wyoming, Affiliation with Resident Broker

No provision was located requiring a nonresident licensee to affiliate with a resident broker.

Wyoming, Broker License Reciprocity

A nonresident may be issued a Wyoming *responsible broker's license* if the individual:

- holds a "like-license" in his or her home state;
- is actively engaged in the real estate business in his or her home state;
- maintains a place of business in his or her home state;
- meets all other requirements of Wyoming's applicable statutes and regulations; and
- furnishes a sealed statement from his or her home-state commission evidencing that the individual is an active licensed broker in good standing with no pending complaints in his or her home state.

A nonresident may be issued a Wyoming *associate broker* license if the individual:

- holds a "like-license" in his or her home state;
- is actively engaged in the real estate business in his or her home state;

- meets all the other Wyoming statutory or regulatory requirements; and
- furnishes a sealed statement from his home-state commission evidencing that he or she holds an active license in good standing with no pending complaints in his or her home state.

A nonresident applicant must also:

- file a written statement designating the director of the Wyoming Commission his or her agent for service of process; and
- maintain a trust account in a bank or recognized depository in Wyoming.

Wyoming regulations provide that the Commission, upon proper certification, will accept the uniform portion of the licensing examination as having been successfully passed by "any person seeking a license in Wyoming who received a like-license in the applicant's licensing jurisdiction, provided that such like-license is currently valid and in good standing." The certification must state:

- when the applicant received his or her original license;
- the license's status;
- if there has been any disciplinary action taken against the licensee; and
- that the licensee has served actively for two of the four years immediately preceding the application as a like-licensed salesperson or associate broker.

A nonresident responsible or associate broker applicant must also submit a signed service of process form.

Statutory section amended 2017; regulations amended 2017.

Wyo. Stat. Ann. § 33-28-110 (b), (d), (f) (LexisNexis 2019); [Wyo. Real Estate Comm'n R. & Reg., ch. 1, §§ 3\(b\), \(c\); 4\(k\); ch. 5, § 1\(h\) \(2019\)](#)

Wyoming, In-State License Portability

No applicable provisions located.

Wyoming, In-State Office Requirements

Wyoming statutes require only that a resident licensed broker must maintain a fixed office in Wyoming.

Subsection 33-28-110(e) was repealed effective July 1, 2007. That subsection previously required a nonresident licensee who wished to maintain an office or associate with a broker in Wyoming to obtain a resident broker license and required certain nonresident applicants to maintain a place of business in Wyoming.

Note that a foreign corporation authorized to transact business in Wyoming must continuously maintain a registered office and a registered agent in the state.

Sections 33-28-109 and 33-28-110 amended 2017; § 17-16-1507 amended 2008.

Wyo. Stat. Ann. §§ 17-16-1507; 33-28-109, -110(e) (LexisNexis 2019)

Wyoming, License to do Business Requirement

A foreign corporation may not transact business in Wyoming until it obtains a certificate of authority from the secretary of state.

Section amended 1993.

Wyo. Stat. Ann. § 17-16-1501(a) (2019)

Wyoming, Other Relevant Provisions

A responsible broker may pay compensation to a licensed broker of another state, provided the nonresident broker does not conduct any real estate activity in Wyoming for which compensation is paid.

MILITARY SPOUSE

The Real Estate Commission must issue a license to a military spouse in Montana if the military spouse:

- holds a relevant, active license in good standing from another state which state mandates substantially equivalent or more stringent educational, training, examination and experience requirements for licensure;
- demonstrates competency in the occupation for which licensure is sought;
- has not engaged in any act that would constitute grounds for refusal, suspension or revocation of the license sought; and
- completes all required application procedures and pays any required fee.

The Commission may issue a temporary practice permit to a military spouse applicant under which the applicant may practice for up to 120 days or until the license sought has been either granted or denied, whichever first occurs.

"Military spouse" means the spouse of a military service member who:

- has been transferred or is scheduled to be transferred to Wyoming;
- is domiciled in Wyoming; or
- has moved to Wyoming on a permanent change-of-station basis.

"Military service member" means "an active uniformed member of the United States army, navy, air force, marine corps, coast guard, United States public health service commissioned corps, national oceanic and atmospheric administration commissioned corps, national guard or any reserve or auxiliary component thereof"

Section 33-28-110 amended 2017; § 33-1-117 enacted 2013.

Wyo. Stat. Ann. §§ 33-1-117; 33-28-110(a) (LexisNexis 2019)

Wyoming, Salesperson License Reciprocity

A nonresident may be issued a Wyoming associate broker or salesman license if the individual:

- holds a "like-license in his home state";
- is actively engaged in the real estate business in his home state;
- meets all the other Wyoming statutory or regulatory requirements; and
- furnishes a sealed statement evidencing that he holds an active license in good standing with no pending complaints in his home state.

Also, before being issued a license, every nonresident licensee must file with the Commission a designation in writing that appoints the director of the Commission to act as his licensed agent for service of judicial and other process or legal notices.

Wyoming regulations provide that the Commission, upon proper certification, will accept the uniform portion of the licensing examination as having been successfully passed by "any person seeking a license in Wyoming who received a like-license in the applicant's licensing jurisdiction, provided that such like-license is currently valid and in good standing." The certification must state:

- when the applicant received his or her original license;
- the license's status;
- if there has been any disciplinary action taken against the licensee; and

- that the licensee has served actively for two of the four years immediately preceding the application as a like-licensed salesman.

A nonresident salesman applicant must also submit a service of process form.

Statutory section amended 2017; memorandum issued 2009; regulations amended 2017.

Wyo. Stat. Ann. § 33-28-110(d), (f) (LexisNexis 2019); [Wyo. Real Estate Comm'n R. & Reg. ch. 1, §§ 3\(a\), 4\(k\) \(2019\)](#)