

South Carolina Real Estate Commission
Education Taskforce Teleconference Meeting Minutes
Thursday, February 9, 2023 at 1 p.m., Room 202-02

Public notice of this meeting was properly posted at the S.C. Real Estate Commission Office, Synergy Business Park, Kingstree Building, Commission website, and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act. The telephone number and access code were provided on the posted agenda for members of the public wishing to join.

Taskforce Members Present:

David Burnett – Commissioner, Taskforce Chair
Gary A. Pickren, Esq. – Commissioner
Carol Pyfrom
Keon Aldrich, SCR
Robert Woodul, SCR
Charles Wyatt
Jim Moody
Austin Smallwood, Esq., SCR

SCLLR STAFF PRESENT:

Kyle Tennis, Esq., Office of Advice Counsel
Meredith Buttler, Administrator
Joi Middleton, Education Manager
Ashlynn Kirk, Administrative Coordinator

PRESENT:

Cathy Boone, Court Reporter
Twanja Windley

CALLED TO ORDER: Mr. Burnett, Chair, called the meeting to order at 1:01 p.m.

APPROVAL OF AGENDA

Motion: To approve the agenda.

Moved by Mr. Pickren and seconded by Ms. Aldrich, the motion was approved unanimously.

INTRODUCTION OF TASKFORCE MEMBERS AND STAFF

Taskforce members and staff introduced themselves.

COMMISSION ACTION UPDATE

Mr. Burnett provided the Commission action updates regarding the taskforce suggestions. The Commission has provided approval to begin development of revisions to exam guidelines, approval of two core courses and to file a notice of drafting, approval to review and amend the pre-licensing course instructor requirements and to file a notice of drafting, and approval to

develop a course bank for remediation and learning purposes. Mr. Tennis has sent the Notice of Drafting to the Government Affairs Office for filing with the State Register.

REVIEW OF 2023 BROKER-IN-CHARGE COURSE

Mr. Wyatt stated after review of the 2023 Broker-In-Charge Course, it contains everything in license law that licensees need to know. Mr. Wyatt was concerned that there was too much content to go through in such a short class, and perhaps it is best to focus on areas where brokers have the most difficulties and to drill down into those areas. It was also noted that there are too many similarities between notes for students and instructors. Mr. Wyatt stated that for instructors and students to have the exact same notes did not make sense, as students already would have the information.

Mr. Pickren added that the course is limited to the law and sometimes the law is unclear, questioned if it would be better for large overview or focus down on specific topics. Mr. Burnett asked if there has been any feedback from licensees regarding the course. Ms. Middleton stated that the course is required for this year's renewal, and she will receive instructor and student feedback later this year after this renewal. Mr. Pickren's concern is how content is taught. Mr. Wyatt stated for future courses it would be beneficial to narrow down the content and define supervision. Mr. Tennis stated that the clarity regarding broker supervision was included in the Notice of Drafting. Mr. Burnett stated that, according to ARELLO, the definition of supervision for BICs is a nationwide issue.

Mr. Wyatt suggested cutting the course into thirds so it would be covered over a 6-year period. Mr. Wyatt asked Mrs. Buttler if she is able to look at the broker-in-charge cases from the past few years to determine what the most common issues for compliance are. Mrs. Buttler stated she would obtain that data for the next Taskforce meeting. Mr. Burnett agreed that it would be better for the course to concentrate on important issues and to thin out the content to allow conversation. Mr. Pickren stated he would like the Commission to be proactive and to stipulate what goes into the course.

Motion: Once a year the Commission stipulate what topics should be in the core classes and broker-in-charge class.

Moved by Mr. Pickren and seconded by Ms. Pyfrom, the motion was approved unanimously.

DISCUSSION OF REVISIONS TO PRE-LICENSING COURSE SYLLABUS

Mr. Burnett stated a more descriptive syllabus would greatly help provide guidance for the course instructors. Mr. Wyatt stated that the Commission only has control over the state portion of the test. The national portion of the exam does have some issues. Mr. Pickren stated that as it is now, it is just a broad outline and doesn't provide exactly what needs to be discussed and covered in the courses.

Ms. Middleton explained that after discussion with PSI, the lowest scoring section for SC and nationwide is math.

Mr. Moody did mention that every six months there is a pre-licensing course survey sent out by PSI regarding the questions. Mr. Wyatt voiced concerns if questions on the test are relevant to today.

Motion: To recommend that the Commission hire a company or person to revise the salesperson, broker, and property manager syllabus to contain material that is beneficial to teach from, students to study, and licensees to reference.

Moved by Mr. Pickren and seconded by Mr. Woodul, the motion was approved unanimously.

Ms. Middleton asked what would be the qualified writer requirements. Mr. Tennis pointed out this information would be needed for procurement/position description purposes. Mr. Pickren suggested instructors be ARELLO-certified. Mr. Burnett suggested 5 years of experience as certified license instructor in SC or juris doctorate. After discussion, the Taskforce recommended that a writer is qualified if they are a broker with 5 years of experience, or hold a juris doctor degree, or have been a certified licensed instructor in South Carolina for at least 5 years.

DISCUSSION ON DEVELOPMENT OF CORE COURSE- COMMERCIAL OPTION

Mrs. Buttler suggested the discussion be in regards to how to develop the course and what the course would cover. Mr. Tennis reminded the Taskforce that the regulation promulgation process is involved and realistically the earliest a regulation would be put in place we be on or around May 2024. Mr. Smallwood stated one of the issues that he hears about are corporate entities coming into South Carolina and working a South Carolina licensee and how this works. Mr. Burnett stated it may be beneficial to look at the North Carolina limited license. This could help show the Commission to how to address commercial. Mrs. Buttler stated this would require a statutory change that would need to go through legislature. Mr. Burnett requested this be added to the agenda at the next administrative day in March. This could be a beneficial in the long run. Mr. Smallwood stated that CCIM could help with topics and a resource bank.

PUBLIC COMMENTS

Ms. Windley advised the Taskforce that she recently took the brokerage exam and stated the national portion of the exam was confusing and the questions are not written well. She agreed that the national portion of the exam needed to be updated and revised to be more relevant.

ADJOURNMENT

Motion: To adjourn.

Moved by Mr. Pickren and seconded by Mr. Wyatt, the motion carried by unanimous vote.

The meeting adjourned at 2:27 p.m.