

**South Carolina Real Estate Commission**  
**Education Taskforce Teleconference Meeting Minutes**  
Tuesday, May 23, 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  
Carol Pyfrom  
Dianna Brouthers  
Keon Aldrich  
Robert Woodul  
Charles Wyatt  
Jim Moody  
Jenny Nicely  
Nick Kremydas, Esq., SCR

**SCLLR STAFF PRESENT:**

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

**PRESENT:**

Jamie Barrs, Court Reporter

**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. Woodul and seconded by Ms. Aldrich, the motion was approved unanimously.

**INTRODUCTION OF TASKFORCE MEMBERS AND STAFF**

Taskforce members and staff introduced themselves.

**REVIEW PROVIDER INTEREST FOR PRE-LICENSURE SYLLABUS PROJECT**

Ms. Middleton presented a proposal from provider, The CE Shop, regarding developing the pre-licensing course curriculum to the Taskforce. She explained that the CE Shop wanted exclusive rights to develop the course curriculum, and not just editing the existing syllabus.

The Taskforce requested that the RFP include a preference for a South Carolina in-state approved instructor/provider. Mr. Tennis will review this preference request to see if there are any issues with including it in the RFP.

Prior to selection of the vendor, the Taskforce has appointed a work group to review the current pre-licensing syllabus to identify areas of need. The members are Dianna Brouthers, Charlie Wyatt, Jennifer Nicely, and Jim Moody.

### **REGULATION REVIEW: REGULATIONS 105-6**

Mrs. Buttler presented the proposed amendments to Regulations section 105-6. The proposed amendments focused on reorganizing the current regulations for easier reading, removed redundant regulations, and inserted items from the current Distance Education Standards which were applicable to both in-person and distance learning courses. This inclusion came as a way to ensure all courses and instructors are meeting the same qualifying requirements, thus allowing the Distance Education Standards to address differences in the medium.

The Taskforce went through each proposed section:

#### Section 105-6(A)

Proposed edits include specifying that this section is for pre-licensing courses, citing the specific statutes regarding minimum hours for pre-licensing courses, and including more guidance as to what pre-licensing courses must include. The Taskforce accepted the proposed amendments as presented.

#### Section 105-6(B)

Discussion was had regarding proposed language for 105-6(B)(1) in which “on current federal and state real estate law” was amended to “incorporating applicable federal and state real estate law.” Per advice from Mr. Tennis, the taskforce agreed to remove the amended language in favor of the current verbiage.

In 105-6(B)(2), Ms. Nicely suggested referencing laws regarding course topics for elective courses section. Mr. Tennis suggested amending the regulation to state “including, but not limited to SC Code Ann. §§ 40-57-340(G) and (H).” The Taskforce agreed with the recommendation.

#### Section 105-6(C)

Pulled from the current Distance Education Standards, language was added to 105-6(C)(3) including that an “instructor must be available to students during normal business hours to respond to students questions and provide guidance.” Mr. Wyatt voiced concerns regarding in-person instructors who may have conflicts with the amended language due to other work commitments as a license real estate licensee. Discussion ensued regarding unnecessary burden on instructors to be available outside course times. Mr. Kremydas stated that the limitation of the questions should be up to the schools to regulate, not the Commission. Amended verbiage of “Instructors must be available during designated hours” was suggested and discussed. The Taskforce requested Mrs. Buttler to work with Mr. Tennis and Ms. Middleton on revised verbiage for 105-6(C)(3) reflecting the Taskforce’s discussion.

Due to concern of low licensing exam passing rates, Ms. Nicely requested more regulations for Section 106-5(C)(5) regarding final exams for pre-licensing courses. She voiced concerns about schools allowing final exams to be retaken multiple times which results in students eventually passing courses and being ill prepared for passing of the state licensing exam. Following discussion, the Taskforce agreed upon a limitation of two final examination attempts as well as consequences for providers who fail to adhere to the regulations. The requested amendments will be drafted and presented to the Taskforce.

Reviewing 105-6, Mr. Wyatt inquired as to the state licensing exam passing rate for the Broker license. Ms. Middleton stated the passing rate for the state license exam for brokers is 72% passage rate. Mr. Burnett verified that the majority of the Taskforce is agreeable with leaving the pre-licensing education pass rate at 70% with a member stating that the Broker should have a higher pass rate since they are held to higher standards.

#### Section 105-6(D)

In response to changing times and the desire to hold “lunch and learn” events, Mr. Kremydas requested the elimination of the two-hour length requirement, removing the prohibition of meals, allowing the core course to be broken into multiple sections and allowing for licensees to receive course credit in partial hour increments. Several members of the Taskforce voiced disagreement with the removal of the two hour length requirement and allowance of partial credit hours. Regarding meals being provided during pre-licensing and continuing education courses, the Taskforce members did not object but voice concern that the food may be disruptive or distracting. Following discussion, Commission staff will review and provide revisions, separating pre-licensing requirements from continuing education requirements.

#### Section 105-6(E)

Mrs. Buttler stated 106-5(E)(2) has been amended to remove the requirement for continuing education providers to provide certificates of completion, instead allowing them to submit course completion directly into the electronic tracking system designated by LLR. The Taskforce accepted the proposed amendments as presented.

### **PUBLIC COMMENTS**

None

### **ADJOURNMENT**

**Motion:** To adjourn.

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

The meeting adjourned at 2:38 p.m.