South Carolina Real Estate Commission
Special-Called Teleconference Meeting Minutes
Wednesday, July 29, 2026 at 2:00 p.m.

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.

Commission Members Present:

John Rinehart, Chair – 5th Congressional District
David Burnett, Vice-Chair – 4th Congressional District
Daniel Moskowitz – 1st Congressional District
Allen Wilkerson – 2nd Congressional District
William "Andy" Lee – 3rd Congressional District
Andrew Streett– 7th Congressional District
Gary A. Pickren, Esq. – At-Large Member
Johnathan Stackhouse – Public Member
Thomas Dugas, Esq. – Public Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Joi Middleton, Education Manager
Ashlynn Brown, Administrative Coordinator
Brandy Duncan, Esq., Office of Advice Counsel

PRESENT:

Robin Reibold, Court Reporter
Jennifer Nicely

CALLED TO ORDER: Mr. Rinehart, Chair, called the meeting to order at 2:00 p.m.

APPROVAL OF AGENDA

Motion: To approve the agenda.
Moved by Mr. Lee and seconded by Mrs. Mitchell. The motion was approved unanimously.

INTRODUCTION OF COMMISSION MEMBERS AND STAFF

Commissioners and staff introduced themselves.

APPROVAL OF EXCUSED ABSENCES

Motion: To approve the absence of Janelle Mitchell.
Moved by Mr. Lee and seconded by Mr. Moskowitz, the motion carried by unanimous vote.

DISCUSSION AND REVIEW OF THE 2026-2028 COMMERCIAL CORE COURSE
Mrs. Nicely presented the Commercial core course. Commissioners stated they would like for this course to be like guidance for Commercial real estate agents.

Mr. Wilkerson stated that information on if an agent of the firm who the listing is with acquires the property or requires a listing of the firm then the seller has the right to not pay the brokerage firm a commission. Mr. Wilkerson stated that this happens a lot on commercial and some residential but people not know or understand that until it happens and the Seller has ability to say they will pay a half or 1/3 of commission. The Commissioners recommended this topic be added to the BIC and Commercial Course next go around.

Mr. Pickren asked for Chapter 57 of Title 40 to be emphasized throughout the training, because Commercial practitioners sometimes think it does not apply to them and there are agents marketing without listing or continuing to market after listings have expired. Mr. Pickren also stressed that agency is important and needed as well.

Mr. Burnett shared concerns that he did not see SC Disclosure of brokerage relationships, and wondered if this should also be required for all transactions including Commercial? Mrs. Nicely stated the first Commercial Core is containing the heavy hitters, and plans to add this topic to the next round of courses. The Commission agreed that this topic needs to be touched on that the SC Disclosure of brokerage relationships form should at least be presented. Mrs. Nicely reminded the Commissioners that all agents have had to take the core course the past 6 years and that this topic should have also been covered in those courses as well, however, she is happy to add it into the course.

Mr. Rinehart requested that in the courses that there be some encouragement for Commercial agents to visit providers for continuing education that is fit for Commercial real estate.

Motion: To accept the Commercial Core Course with amendments as discussed during this meeting.
Moved by Mr. Lee and seconded by Mr. Wilkerson. Motion carried by unanimous vote.

PUBLIC COMMENTS
Mrs. Nicely requested the Commission to start a taskforce that will research and recommend updated instructor qualifications to obtain and retain real estate instructor certification for South Carolina. Mr. Lee volunteered to chair the taskforce, Mr. Moskowitz and Mr. Burnett volunteered to be part of the taskforce as well. Mrs. Duncan clarified that the taskforce will work primarily with Joi Middleton. Mrs. Middleton and Mrs. Nicely will research other states requirements for real estate instructors.

Commission staff will do official roll out of the Commercial core course September 1, 2026.

ADJOURNMENT

Motion: To adjourn.

Moved by Mr. Lee and seconded by Mr. Dugas. The motion carried by unanimous vote.

The meeting adjourned at 2:31 p.m.