

**REAL ESTATE
RECIPROCAL LICENSING AGREEMENT**

Between

South Carolina Real Estate Commission

And

Georgia Real Estate Commission

WHEREAS:

The states or jurisdictions (hereinafter “states”) named above desire to permit the granting of reciprocal real estate licenses for the mutual benefit of their citizens.

NOW, THEREFORE, IT IS UNDERSTOOD THAT:

- I. Upon satisfaction of the requirements set forth below, a real estate licensee currently licensed in one of the states herein (“originating state”) will be granted a real estate license of equivalent type in the other state (“non-originating state”) without being required to demonstrate additional real estate education, experience, or examination, provided that such licensee:
 - a. Is qualified for licensure in the originating state by virtue of passing the originating state’s real estate licensing examination;
 - b. Holds an active real estate license in good standing issued by the real estate licensing agency in the originating state as attested to by a statement under seal from the agency setting forth:
 - i. the applicant's name, real estate brokerage firm name, and address;
 - ii. the type of license held by the applicant and the license number;
 - iii. the dates of licensure and the expiration date of the applicant's current license;
 - iv. whether the license was issued as a result of passing a licensure examination, by reciprocity or endorsement, or by some other means; and
 - v. a complete record of any disciplinary sanctions taken against the applicant.
 - c. Files a properly completed application for a real estate license in the non-originating state accompanied by:

- i. all required fees;
 - ii. an irrevocable consent that service of process in any action against the applicant arising out of the applicant's real estate activities in the non-originating state to which the applicant is applying may be made by delivery of the process on the administrator of the real estate licensing agency in the non-originating state; and
 - iii. a statement that the applicant has read and agrees to comply with all provisions of the real estate license laws and rules in the non-originating state pursuant to this reciprocity licensing agreement and to cooperate with any investigation initiated by the licensing agency in such state with regard to allegations of violations of that state's real estate license laws, regulations, or rules.
- d. an applicant seeking to become actively licensed as a South Carolina supervised licensee (associate, broker, or property manager) pursuant to this reciprocal agreement must be affiliated with and under the supervision of an active, South Carolina-licensed broker-in-charge or property manager-in-charge, as required.

II. Continued licensure under this agreement shall be conditioned upon the licensee maintaining an active real estate license in the originating state under which the licensee qualified for reciprocal licensure in accordance with this agreement; provided, however, that in the event the licensee subsequently becomes a resident of the non-originating state that issued the reciprocal license pursuant to this agreement, the licensee shall be entitled to have such license changed to resident status without further real estate education, experience, or examination upon making proper application and paying all required fees, if applicable.

III. Continuing Education Reciprocity

- a. As allowed by S.C. Code §40-57-340(B)(1)(e), a broker or associate that is not a resident of South Carolina may be exempt from completing South Carolina continuing education requirements so long as the broker or associate has successfully satisfied all continuing education requirements for their real estate licensure in Georgia during the same or similar licensure period.
- b. As allowed by Ga. Code §43-40-9, a real estate licensee that is not a resident of Georgia may be exempt from completing Georgia continuing education requirements so long as the real estate licensee has successfully satisfied all continuing education requirements for their broker or associate license in South Carolina during the same or similar licensure period.
- c. The intent of this section is to ensure that successfully satisfied continuing education requirements in a licensee's state of residence, shall count toward the licensee's continuing education requirements in both Georgia and South Carolina. All interpretations of this agreement with regard to specific licensee cases shall be made with that intent.

- IV. Either state may terminate this reciprocal licensing agreement between the aforementioned states upon giving 30 days' written notice to the other state.
- V. The acceptance of this agreement will serve to cancel and replace the existing reciprocal agreement between the aforementioned states.

In Witness Whereof, the real estate licensing authority of each has caused this agreement to be executed by its respective officers.



SC Real Estate Commission Signature
Signature

Printed Name: John D. Rinehart Sr.

Date: May 29, 2025



GA Real Estate Commission

Printed Name: Lynn Dengsen

Date: May 29, 2025