



October 6, 2023

Clarification on Education and Experience Requirements for Licensure

At its September 14, 2023 meeting, the South Carolina Real Estate Commission provided the following clarifications, in conformance with existing law, regarding education, experience, and examination requirements for licensure.

Reciprocity

[S.C. Code Ann. §40-57-120\(A\)](#) authorizes the Commission to enter into reciprocal agreements with other jurisdictions that provide waivers for education, experience, and/or examination. As such, the Commission is not able to recognize prior licensure experience in another jurisdiction if the other jurisdiction and the Commission have not entered into a reciprocal agreement. Currently, the Commission's only reciprocal agreement is with Georgia.

Salesperson, Broker, and Broker-in-Charge Education and Experience Requirements

Unless subject to a reciprocal agreement, all individuals applying for a salesperson, broker, or broker-in-charge license must first meet the education and experience requirements as detailed in [S.C. Code Ann § 40-57-320\(A\)](#) to be made eligible for licensure.

Salesperson

Salesperson applicants must complete ninety hours of pre-licensing education or hold a juris doctor degree, a bachelor of law degree, or a baccalaureate degree or a master's degree with a major in real estate to qualify for licensure ([S.C. Code Ann § 40-57-320\(A\)\(1\)](#)).

Broker

Broker applicants must first have three years as an actively-licensed South Carolina salesperson within the last five years. ([S.C. Code Ann § 40-57-320\(A\)\(2\)](#)). Pursuant to applicable definitions in [S.C. Code Ann. § 40-57-30](#), a salesperson is an individual who holds a South Carolina salesperson license. Additionally, broker applicants must complete the additional sixty hours of pre-licensing education or hold a juris doctor

degree, a bachelor of law degree, or a baccalaureate degree or a master's degree with a major in real estate to qualify for licensure.

Broker-in-Charge

Broker-in-charge applicants must satisfy the aforementioned requirements necessary to be licensed as a broker. In addition, broker-in-charge applicants must have either an ownership interest in the applicant's company or be actively engaged in the operation and management of the company. ([S.C. Code Ann. § 40-57-330\(A\)](#)).

Nonresident Exemption for National Portion of Exam

[S.C. Code Ann § 40-57-320\(B\)\(6\)](#)'s exemption from the national part of the exam is only applicable when a nonresident applicant holds either an active license from another jurisdiction or whose license in another jurisdiction has not been expired for more than six months.

Effective Date

The Commission has received inquiries regarding these clarifications from interested parties. To assist these interested parties with implementation, applications will be processed in accordance with existing law and the Commission's clarifications effective October 16, 2023. Thus, applications received on or after October 16, 2023, must meet the education and experience requirements outlined above in order to attain licensure in South Carolina.