



Chapter 2

Education Issues – Renewing a license

Learning Goals:

1. Distinguish between post-licensing training and continuing education.
2. Identify alternative training methods.
3. Demonstrate to the Division comprehension of your personal renewal requirements.

Introduction

Nevada issues a 1 year license for all ‘new’ licensees, salespeople, broker-salespeople and brokers. On the last day of the month, 1 year after the license was issued, it expires. During that final month, all licensees should receive a renewal notice. Even if a licensee does not receive a renewal notice however, he is still responsible for renewing the license before it expires. There are renewal forms available on the Nevada Real Estate Division’s Web site for licensees that do not receive a renewal form. Since a licensee only has 10 days following a move to notify the Nevada Real Estate Division of their new business location, that should not be the reason that a renewal form was not received.

Education Requirement

Prior to the expiration of the licensee’s license, a licensee need to take education. This may be in the form of continuing education or post-licensing training. There are a couple of major differences. One major difference is delivery method. Post-licensing education must be delivered/taken by ‘live classroom’ only. Per Nevada regulations, distance education courses can not be approved for post-licensing education. Continuing education can be delivered/taken by any delivery method, including distance education (online, correspondence).

Other major differences include differences in target audience and required subject matter. Post-licensing training is required for, and designed for, first-time licensees. The regulations refer to first-time licensees as initial licensees. The Nevada Real Estate Commission felt that an initial licensee needs a more ‘hands-on’, interactive educational experience than licensees with experience. Continuing education is designed for experienced licensees. The Commissioners felt that these licensees need to flexibility to complete their education by any delivery method, including distance education.

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Initial License

As defined in post-licensing regulation NAC 645.448, “initial license” means the license of a person who is a first year licensee and who:

- (a) Did not hold a real estate license issued by another state or territory of the United States, or the District of Columbia, on the date on which the first-year licensee obtained a real estate license issued by the State of Nevada;
- (b) Had not held a license as a real estate broker, real estate broker-salesman or real estate salesman issued by the State of Nevada within the 5 years immediately preceding the date on which the first-year licensee obtained a license as a real estate salesman; or
- (c) Is licensed as a real estate broker-salesman and obtained the qualifications for licensure as a real estate broker-salesman by using at least 2 years active experience.

Interpreted, this means.... you will be able to take 30-hours of continuing education credit hours for your first renewal - and bypass post-licensing - if any of the following apply to you...

- 1) You are licensed as a real estate broker in Nevada.
- 2) You used experience towards the credentials when you applied for your broker-salesperson’s license in Nevada.
- 3) You held a real estate license issued by another state on the date on which you received your Nevada license.
- 4) You held a license as a real estate broker, real estate broker-salesman or real estate salesman issued by the State of Nevada within the 5 years immediately preceding the date on which you received your license as a real estate salesman.

30-Hours

Regardless of the type of education required; to renew for the first time in Nevada, a licensee needs 30-hours of education credit hours and licensees renewing beyond their first renewal will need 24-hours of continuing education credit hours. If required, post-licensing education is only designed for a first renewal. After a licensee renews a license for the first time, at the end of one year; they will be issued a 2 year license. All licenses expire on the last day of the month, in the month that they were issued.



Post-licensing Education v. Continuing Education

Proof of education is always required to renew any real estate license. Nevada distinguishes between post-licensing training, which is required of licensees renewing at the end of their first year of licensing and continuing education training, which is required of licensees renewing beyond their first renewal, with some exceptions.

Post-licensing education consists of 15 modules (sections) and must include the subject areas of contracts, listings, technology, disclosures, ethics, advertising laws, agency, escrow, financing, tax opportunities and negotiations. Licensees residing in remote locations are able to gain written permission to attend an interactive or televideo course. A course approved for delivery by either of these remote methods must still offer interaction with the instructor and other students.

Specific Subject Matter

Continuing education must also include specific subject matter. All continuing education credit hours must include agency, contracts, ethics, and legislative update subject areas. The type of license, i.e. broker, broker-salesperson, broker also matters with regards to the type of continuing education required. In addition to the previously mentioned areas of agency, contracts, ethics and legislative update, brokers and broker-salespeople also need to take broker management continuing education credit hours. This is not a required area for a licensee holding a salespersons license. After a licensee completes those required subject areas, they can finish their education by taking a maximum of 3 hours of 'personal development' subject matter courses, and the remainder of their general credit, or any of the other previously mentioned areas.

If a licensee adds a designation, such as business broker permit, property management permit, etc. to his/her license; they will also need to take continuing education specific to that subject area in order to renew their license. Business brokers are required to take 3 hours of business broker continuing education and property managers are required to take 3 hours of property management permit continuing education, in addition to the subject areas required of all licensees to renew their license.

Licensees may also be required to complete educational requirement for any trade organizations that they belong to, i.e. Association of Realtors Quadrennial Ethics training. The local jurisdiction may also require that the licensee complete courses. This is in addition to any Nevada license requirements.

Exhibit 4

Post-licensing Training for First-Year Initial Renewals.

NAC 645.4442 Courses required for first-year licensees; standards for courses.

1. Each first-year licensee shall take a prescribed postlicensing course of education that focuses on practical applications of real estate transactions. The postlicensing course:

(a) Must not repeat the content of the course work required to meet the educational requirements for an original license;

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(b) Must constitute the 30 hours of education required pursuant to [NRS 645.575](#);

(c) Must be offered in modules; and

(d) Must be provided through live instruction in which the licensee and the instructor are in the same room, except that first-year licensees who live in a rural area may, with the prior written approval of the Division, take the postlicensing course as an interactive or televideo course that involves interaction with the instructor and other students.

2. The requirement for postlicensing education set forth in subsection 1 does not apply to a first-year licensee who:

(a) Holds a real estate license issued by another state or territory of the United States, or the District of Columbia, on the date on which the first-year licensee obtains a real estate license issued by the State of Nevada;

(b) Held a license as a real estate broker, real estate broker-salesman or real estate salesman issued by the State of Nevada within the 5 years immediately preceding the date on which the first-year licensee obtained a license as a real estate salesman; or

(c) Is licensed as a real estate broker-salesman and obtained the qualifications for licensure as a real estate broker-salesman pursuant to the provisions of subsection 4 of [NRS 645.343](#).

2. The postlicensing course may include material that has not previously been approved or allowed for continuing education credit. Courses approved for postlicensing education will not be accepted or approved as a course for continuing education.

3. The curriculum for postlicensing education must contain at least 15 modules that include, without limitation:

(a) Real estate contracts, including the writing and presenting of a purchase agreement and qualifying prospects;

(b) The listing process, market analysis and inspections;

(c) Communication, technology and records management, including time management, goal setting and devising a plan of action;

(d) Buyer representation, including the buyer's brokerage contract, fiduciary duties, disclosures, cooperation between agents and new-home tracts;

(e) Professional conduct, etiquette and ethics;

(f) Advertising, including Regulation Z of the Truth in Lending Act of the Federal Trade Commission issued by the Board of Governors of the Federal Reserve System, 12 C.F.R. Part 226, fair housing, the multiple-listing service, Internet websites and electronic mail;

(g) Proceeds of sale, costs of sale and cost sheets;

(h) Agency relationships;

(i) Land;

(j) Regulatory disclosures, including disclosures required by federal, state and local governments;

(k) Property management and the management of common-interest communities;

(l) Escrow, title and closing processes;

(m) Financing;

(n) Negotiation; and

(o) Tax opportunities and liabilities related to the client.

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NAC 645.046 “Postlicensing education” defined. “Postlicensing education” means the postlicensing curriculum of continuing education that, pursuant to [NRS 645.575](#), a person is required to complete within the first year after his initial licensing. (11-30-2004)

NAC 645.4446 Information required on course materials; restriction on attendance.

1. If a course has been approved and is being offered for postlicensing education, the sponsor must state on all the course materials:

(a) That the course is approved for postlicensing education in Nevada;

(b) The number of hours of credit for postlicensing education for which the course is approved; and

(c) The number of the sponsor assigned by the Division.

2. If a course offered by a sponsor that is a professional organization has been approved for postlicensing education, the sponsor shall not restrict attendance at the course to members of that organization.

NAC 645.4448 Notice of policy of sponsor concerning cancellations and refunds.

Any advertising, promotional brochure or form for registration for a course for postlicensing education must contain, in writing, the policy of the sponsor concerning cancellations and refunds.



In summary – First Renewal

Brand new licensees holding initial licenses must complete 30 hours of post-licensing training prior to their first renewal. With the exception of licensees residing in remote locations who have obtained former written permission from the Division, licensees licensed as brokers, broker-salespeople who proved experience when they applied for their license, licensees licensed in another state at the time of application, reciprocal licensees, and licensees previously licensed in Nevada; these new licensees will complete their Commission-approved, 30-hour course through live-classroom, module instruction. Licensees residing in remote locations are able to gain written permission to attend an interactive or televideo courses. A course approved for delivery by either of these remote methods must offer interaction with the instructor and other students.

Renewing for the 2nd, 3rd, 4th, etc. time

Licensees renewing beyond their first renewal are required to complete 24 hours of continuing education. This continuing education requirement may be taught by any teaching method and the licensee’s required courses are dictated by their license and permit types. All licensees need to complete a minimum of three hours of instruction in agency, legislative update, contracts and ethics.

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In addition to these required course areas, licensees licensed as brokers and broker-salespeople are also required to complete a minimum of 3 hours in broker management continuing education. Permit holders also need the continuing education required for renewal of their permit (i.e. 3 hours on property management continuing education for a property management permit).

There is a new continuing education topic mentioned, but not defined, in the code; 'personal development' courses. A licensee is permitted to use a maximum of 3 hours per renewal of 'personal development' continuing education credit. NAC 118B.130 from Nevada's *Landlord and Tenant: Manufactured Home Parks* Code further describes a personal development course as advancing "the personal development of the student, including training in leadership, communication and other skills which the Administrator may deem appropriate". Real estate calculator and contract preparation courses have also been added as acceptable topics for continuing education.

Exhibit 3

Nevada Real Estate Division Informational Bulletin #004

*A real estate **SALESPERSON** renewing a two-year license must complete at least 24 hours of continuing education to renew license. At least twelve hours must be devoted to ethics, professional conduct or legal aspects of real estate including:*

- 3 hours agency relationships A
- 3 hours Nevada Law – recent legislation and regulation LL
- 3 hours contracts C
- 3 hours ethics E

Remaining 12 hours may be general courses (G) or additional designated courses. (3 hours personal development (PD) maximum)

*A real estate **BROKER-SALESMAN and BROKERS** renewing a two-year license must complete at least 24 hours of continuing education to renew license. At least fifteen hours must be devoted to ethics, professional conduct or legal aspects of real estate including:*

- 3 hours agency relationships A
- 3 hours Nevada Law – recent legislation and regulation LL
- 3 hours contracts C
- 3 hours ethics E
- 3 hours broker management B

Remaining 9 hours may be general courses (G) or additional designated courses. (3 hours personal development (PD) maximum)

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Earn Continuing Education Credit at Real Estate Commission Meetings!:

Licenses may earn free continuing education credit hours by attending a Commission meeting; and the author recommends this, if a licensee has the opportunity. Future Commission meetings are usually posted on the Real Estate Division's Web site at: <http://www.red.state.nv.us>. To receive credit for attending, the licensee seeking credit hours must not be on the Commission agenda.

Commission meetings often include disciplinary actions, license denial hearings, education course discussions, legislative and regulation issues. The disciplinary cases range from timely and practical issues to "what were they thinking??" cases. A licensee can still earn credit towards their continuing education for signing in and attending at least 3 hours (i.e. for 3 hours 'ethics' or 'broker management' continuing education credit) up to 6 hours 'ethics' or 'broker management' continuing education credit.

Exhibit 3

NAC 645.467

NAC 645.467 Credit for attendance at meeting of Commission.

1. The Commission will grant credit for continuing education, not to exceed 6 hours during a licensing period, to a licensee for attending a meeting of the Commission if:
 - (a) The meeting of the Commission for which credit for continuing education is being sought is not a hearing in which the licensee is participating as the result of a disciplinary action;
 - (b) The meeting of the Commission for which credit for continuing education is being sought lasts at least 3 hours; and
 - (c) The Commission certifies, for the purposes of providing credit for continuing education, the attendance of the licensee at the meeting.
2. If a licensee attends only part of a meeting of the Commission, the Division may determine the number of hours of credit, if any, that the licensee may receive for credit for continuing education pursuant to this section. (June 1, 2006)

Continuing Education Limitations:

The regulations specify times when continuing education credit will not be counted towards a licensee's renewal. Continuing education courses can only count for credit if they are not the same course taken by the same provider in consecutive renewal periods. In other words, a licensee cannot take the same course for every renewal, but usually providers consistently update and write new courses. Also education must be earned within the present license period.

Renewing if inactive:

For your information, continuing education requirements get messy if you become inactive. This should be a last resort. Don't worry about these requirements unless you need them. If you are inactive, call the Division before you sign up for continuing education courses.

Form for Continuing Education Penalties:

Real estate license Checklist and application for reinstatement

<http://www.red.state.nv.us/Forms/544.pdf>

Supporting Law/Code:



Continuing Education Courses

NRS 645.490 Issuance of license; duty of real estate division; renewal of license.

1. Upon satisfactorily passing the written examination and upon complying with all other provisions of law and conditions of this chapter, a license shall thereupon be granted by the division to the successful applicant therefore as a real estate broker, broker-salesman or salesman, and the applicant, upon receiving the license, may conduct the business of a real estate broker, broker-salesman or salesman in this state.
2. The division shall issue licenses as real estate broker, broker-salesman or salesman to all applicants who qualify and comply with all provisions of law and all requirements of this chapter.

3. Except as otherwise provided in NRS.840:

(a) An original license as a real estate broker, broker-salesman or salesman must be renewed with the division before the expiration of the initial license period of 12 consecutive months as prescribed in NRS 645.780; and

(b) Thereafter, the license must be renewed with the Division before the expiration of each subsequent license period of 24 consecutive months as prescribed in NRS 645.780.

645.450 Continuing education: Standards for courses.

1. A course for continuing education must contain:
 - (a) Current information on real estate which will improve the professional knowledge of the licensee and enable him to give better service to the public.
 - (b) Information that relates to pertinent Nevada laws and regulations.
2. The commission considers courses in the following areas to be acceptable for continuing education:
 - (a) Ethics of selling real estate;
 - (b) Legislative issues which concern the practice of real estate or licensees, including pending and recent legislation;
 - (c) The administration of real estate law and regulations, including licensing and enforcement;
 - (d) Real estate financing, including mortgages and other techniques;
 - (e) The measurement and evaluation of the market for real estate, including evaluations of sites, market data, and studies of feasibility;
 - (f) The administration of real estate brokerage, including the management of the office, trust accounts, and employees' contracts;
 - (g) Real estate mathematics;
 - (h) The management of real property, including leasing agreements, procedures for accounting, and contracts for management;
 - (i) The exchange of real property;
 - (j) Planning and zoning for land use;
 - (k) Real estate securities and syndications;
 - (l) Accounting and taxation as applied to real property;
 - (m) The development of land;
 - (n) Agency and subjects related to agency;
 - (o) The use of calculators and other technologies as applied to the practice of real estate;

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- (p) The preparation of real estate contracts; and
- (q) Personal development courses.

3. If the sponsor agrees to comply with the provisions of subsections 3 and 4 of NAC 645.455, NAC 645.457, and 645.463 and subsection 1 of NAC 645.465, the Administrator may accept the following courses as meeting standards for continuing education without application or specific approval:

- (a) Any course in real estate or a directly related subject if the course has been previously approved by the commission.
- (b) Any course in real estate or a directly related subject if the course is offered by an accredited university or community college for college credit.

4. The Commission may, upon application, approve a course conducted by any other school, professional society or organization if the Commission finds that the course meets the standards for continuing education.

5. The following kinds of courses and activities do not meet the standards for continuing education:

- (a) A course designed to prepare students for examination.
- (b) A course designed to develop or improve clerical, office, or business skills that are not related to the activities described in NRS 645.030, 645.035 and 645.040, such as typing, shorthand, the operation of business machines, the use of computers, the use of computer software, speed reading, the improvement of memory, and writing letters and reports.
- (c) A meeting for the promotion of sales, a program of office training, or other activity which is held as part of the general business of the licensee.
- (d) A course for the orientation of licensees, such as a course offered for that purpose through local real estate boards.
- (e) A course for the development of instructors.

6. The commission will not approve more than:

- (a) Seven full hours of credit per day of instruction in a course for continuing education if a final examination is not given; or
- (b) Eight full hours of credit per day of instruction in a course for continuing education if a final examination is given.

NAC 645.448 Specific requirements for renewal of license other than initial license and for reinstatement of license.

1. Except as otherwise provided in subsection 3, a real estate salesman who wishes to renew his license must complete at least 24 hours of continuing education at approved educational courses, seminars or conferences during the license period for the license. Not less than 12 of the hours must be devoted to ethics, professional conduct or the legal aspects of real estate, including:

- (a) Three hours in the area of agency relationships;
- (b) Three hours in the area of Nevada law with an emphasis on recent statutory and regulatory changes;
- (c) Three hours in the area of contracts; and
- (d) Three hours in the area of ethics.

2. Except as otherwise provided in subsection 3, a real estate broker or real estate broker-salesman who wishes to renew his license must complete at least 24 hours of continuing education at approved educational courses, seminars or conferences during the license period for the license. Not less than 15 of the hours must be devoted to ethics, professional conduct or the legal aspects of real estate, including:

- (a) Three hours in the area of agency relationships;
- (b) Three hours in the area of Nevada law with an emphasis on recent statutory and regulatory changes;
- (c) Three hours in the area of contracts;
- (d) Three hours in the area of ethics; and
- (e) Three hours in the area of broker management.

3. The requirements for continuing education set forth in subsections 1 and 2 do not apply to the renewal of a license upon the expiration of the initial license period for the license.

4. If a license has been placed on inactive status and the licensee wishes to have the license reinstated, the licensee must comply with the following requirements:

- (a) If the license was on inactive status for 2 years or less, any part of which was during the initial license period for the license, the licensee must complete at approved educational courses, seminars or conferences:
 - (1) The 30-hour postlicensing course described in NAC 645.4442; and

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(2) At least 18 hours of continuing education. Not less than 12 of the hours must be devoted to ethics, professional conduct or the legal aspects of real estate, including:

- (I) Three hours in the area of agency relationships;
- (II) Three hours in the area of Nevada law with an emphasis on recent statutory and regulatory changes;
- (III) Three hours in the area of contracts; and
- (IV) Three hours in the area of ethics.

(b) If the license was on inactive status for 2 years or less, no part of which was during the initial license period for the license, the licensee must complete at least 24 hours of continuing education at approved educational courses, seminars or conferences. Not less than 12 of the hours must be devoted to ethics, professional conduct or the legal aspects of real estate, including:

- (1) Three hours in the area of agency relationships;
- (2) Three hours in the area of current Nevada law with an emphasis on recent statutory and regulatory changes;
- (3) Three hours in the area of contracts; and
- (4) Three hours in the area of ethics.

(c) If the license was on inactive status for more than 2 years, any part of which was during the initial license period for the license, the licensee must complete at approved educational courses, seminars or conferences:

- (1) The 30-hour postlicensing course described in NAC 645.4442; and
- (2) At least 24 hours of continuing education. Not less than 12 of the hours must be devoted to ethics, professional conduct or the legal aspects of real estate, including:

- (I) Three hours in the area of agency relationships;
- (II) Three hours in the area of current Nevada law with an emphasis on recent statutory and regulatory changes;
- (III) Three hours in the area of contracts; and
- (IV) Three hours in the area of ethics.

(d) If the license was on inactive status for more than 2 years, no part of which was during the initial license period, the licensee must complete at least 48 hours of continuing education at approved educational courses, seminars or conferences. Not less than 12 of the hours must be devoted to ethics, professional conduct or the legal aspects of real estate, including:

- (1) Three hours in the area of agency relationships;
- (2) Three hours in the area of current Nevada law with an emphasis on recent statutory and regulatory changes;
- (3) Three hours in the area of contracts; and
- (4) Three hours in the area of ethics.

5. Not more than 3 hours of any of the required hours set forth in this section for continuing education may be taken in courses for personal development.

NAC 645.463 Continuing education: Credit.

A course may not be taken for credit to meet the requirements for continuing education more than once during any two consecutive periods for renewal of a license.

2. Courses taken to satisfy requirements for renewal or reinstatement of a license must be completed within 2 years immediately before the latest date for renewing or reinstating the license.

3. A licensee may receive credit for continuing education only upon certification by the sponsor that the licensee has attended and completed at least 90 percent of the course.

4. The sponsor shall determine whether a final examination is required for the completion of the course.

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NRS 645.575 Continuing education: Standards; renewal or reinstatement of license.

1. The Commission shall adopt regulations that prescribe the standards for the continuing education of persons licensed pursuant to this chapter.
2. The standards adopted pursuant to subsection 1 must permit alternatives of subject material, taking cognizance of specialized areas of practice and alternatives in sources of programs considering availability in area and time. The standards must include, where qualified, generally accredited educational institutions, private vocational schools, educational programs and seminars of professional societies and organizations, other organized educational programs on technical subjects, or equivalent offerings. The Commission shall qualify only those educational courses that it determines address the appropriate subject matter and are given by an accredited university or community college. Subject to the provisions of this section, the Commission has exclusive authority to determine what is an appropriate subject matter for qualification as a continuing education course.
3. In addition to any other standards for continuing education that the Commission adopts by regulation pursuant to this section, the Commission may, without limitation, adopt by regulation standards for continuing education that:
 - (a) Establish a postlicensing curriculum of continuing education which must be completed by a person within the first year immediately after initial licensing of the person.
 - (b) Require a person whose license as a real estate broker or real estate broker-salesman has been placed on inactive status for any reason for 1 year or more or has been suspended or revoked to complete a course of instruction in broker management that is designed to fulfill the educational requirements for issuance of a license which are described in paragraph (d) of subsection 2 of [NRS 645.343](#), before the person's license is reissued or reinstated.
4. Except as otherwise provided in this subsection, the license of a real estate broker, broker-salesman or salesman must not be renewed or reinstated unless the Administrator finds that the applicant for the renewal license or for reinstatement to active status has completed the continuing education required by this chapter. Any amendment or repeal of a regulation does not operate to prevent an applicant from complying with this section for the next licensing period following the amendment or repeal.

NAC 645.390 Proof of compliance with requirements for continuing education requisite to renewal of license. The division shall not renew the license of an active broker, broker-salesman, or salesman unless he submits to the division proof of compliance with the requirements for continuing education set forth in NRS 645.575 and the regulations adopted pursuant thereto.

NAC 645.445 Continuing education: Requirements for renewal or reinstatement of license.

1. To renew an active license, the licensee must provide the division with proof that he has met the requirements set forth in paragraph (a) of subsection 1 of NRS 645.575.
2. To reinstate a license which has been placed on inactive status, a person must provide the division with proof that he has met the requirements set forth in paragraph (b) of subsection 1 of NRS 645.575.
3. For the purpose of compliance with this section, 50 or more minutes of actual instruction constitutes a clock hour and initial licensing refers to the first issuance of a real estate license of any kind in Nevada.
4. A licensee may petition the administrator for an extension of time in which to comply with the requirements for continuing education. The administrator may grant such an extension if he finds the licensee has a severe hardship resulting from circumstances beyond his control which has prevented him from meeting the requirements.

NRS 645.780 Expiration of licenses; length of license periods; additional fee for electronic renewal.

1. Each license issued under the provisions of this chapter expires at midnight on the last day of the last month of the applicable license period for the license.

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2. The initial license period for an original license as a real estate broker, broker-salesman or salesman is a period of 12 consecutive months beginning on the first day of the first calendar month after the original license is issued by the Division. Thereafter, each subsequent license period is a period of 24 consecutive months beginning on the first day of the first calendar month after a renewal of the license is issued by the Division for the subsequent license period.
3. For all other licenses, the license period is a period of 24 consecutive months beginning on the first day of the first calendar month after the license or any renewal of the license is issued by the Division, unless a specific statute:
 - (a) Provides for a different license period; or
 - (b) Expressly authorizes a different license period to be provided for by regulation.
4. The Division may:
 - (a) Create and maintain a secure website on the Internet through which each license, permit, certificate or registration issued pursuant to the provisions of this chapter may be renewed; and
 - (b) For each license, permit, certificate or registration renewed through the use of a website created and maintained pursuant to paragraph (a), charge a fee in addition to any other fee provided for pursuant to this chapter which must not exceed the actual cost to the Division for providing that service.

Note: The first license period is 1 year in length. A license initially issued on July 1, 2007 will expire on July 31, 2008. The second, third, fourth, etc. license period is 2 years in length. A license renewed for the first time on July 31, 2008, will come up for renewal on July 31, 2010, July 31, 2012, July 31, 2014, etc.

The Division is working on Web renewal capabilities.



Education Summary

Post-licensing Education:

- Post-licensing education is a requirement for ‘initial’ agents within their first year of licensing.
- It consists of 30-hours education offered in modules.
- Course needs to be live-classroom unless licensee obtains an advance written rural exemption from the Real Estate Division to take it as an interactive or televideo course.
- Requires 75% on a closed book proctored final exam.
- Upon 1st year renewal, a license will be issued for 2 years from that point forward.

Continuing Education:

- Continuing education is required for all renewals, beginning at the end of the 3rd year a licensee is licensed – post-licensing is required for the first renewal at the end of the first year of licensing, with the exception of licensees who were not issued an ‘initial license’. The type of license matters.
- First year licensees can take continuing education instead of post-licensing if they:
 - were licensed in another state at the time of application with Nevada or
 - applied for and obtained a Nevada real estate license through reciprocity or
 - were originally licensed as a Nevada Broker or
 - were originally licensed as a Broker-Salesperson and used licensed experience towards the credentials.
- Continuing Education can be taken by any means – distance or live classroom.
- 24 Hours of continuing education is required for 2nd, 3rd, 4th, etc. renewals.

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- A salesperson's renewal may include up to 12 hours general credit (3 hours or less in personal development) and 12 hours in the following:
 - 3 Hours agency relationships.
 - 3 Hours Nevada law changes.
 - 3 Hours contracts.
 - 3 Hours ethics.
- A Broker or Broker-salesperson's renewal may include up to 9 hours general credit (3 hours or less in personal development) and 15 hours in the following: (same hours as salesperson – the only difference is less general credits and mandatory 3 Hours Broker Management education)
 - 3 Hours agency relationships.
 - 3 Hours Nevada law changes.
 - 3 Hours contracts.
 - 3 Hours ethics.
 - 3 Hours broker management.
- Real estate calculator courses, contract preparation and personal development courses have been added as acceptable topics for continuing education.
- Licensees can earn up to 6 hours of continuing education ethics credit for attending a commission meeting, if they are not on the agenda.
- All renewals periods end at midnight on the last day of the last month of the license period.
- Real Estate Commission meetings can be attended for up to 6 hours continuing education credit if:
 - The licensee was not a required participant.
 - The meeting lasts a minimum of 3 hours.
 - The licensee 'signs in'.
- Continuing education courses can only count for credit if:
 - If they are not the same course taken by the same provider in consecutive renewal periods.
 - They have been taken within the present license period.
- If a real estate license goes inactive, continuing education gets messy – contact the Division and refer to this link:

<http://www.red.state.nv.us/Forms/544.pdf> – don't memorize this!