

Stricken language would be deleted from and underlined language would be added to present law.

1 State of Arkansas  
2 94th General Assembly  
3 Regular Session, 2023  
4

**A Bill**

HOUSE BILL 1573

5 By: Representatives McGrew, Achor, Andrews, Bentley, Breaux, Duffield, Gazaway, Gramlich, Hawk,  
6 Ladyman, McAlindon, McCollum, B. McKenzie, Painter, Ray, J. Richardson, R. Scott Richardson, Rye,  
7 Underwood, Womack  
8 By: Senator Caldwell  
9

**For An Act To Be Entitled**

11 AN ACT TO AMEND THE LAW CONCERNING THE ARKANSAS REAL  
12 ESTATE COMMISSION; TO CREATE A PROPERTY MANAGEMENT  
13 BROKER AND PROPERTY MANAGEMENT ASSOCIATE LICENSE; TO  
14 AMEND THE REAL ESTATE LICENSE LAW; AND FOR OTHER  
15 PURPOSES.  
16  
17

**Subtitle**

18 TO AMEND THE LAW CONCERNING THE ARKANSAS  
19 REAL ESTATE COMMISSION; TO CREATE A  
20 PROPERTY MANAGEMENT BROKER AND PROPERTY  
21 MANAGEMENT ASSOCIATE LICENSE; AND TO  
22 AMEND THE REAL ESTATE LICENSE LAW.  
23  
24  
25

26 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:  
27

28 SECTION 1. DO NOT CODIFY. Legislative findings.

29 The General Assembly finds that:

30 (1) The Arkansas Real Estate Commission currently requires an  
31 individual to have a real estate broker license issued through the commission  
32 to rent or lease real property on behalf of an owner;

33 (2) The knowledge and skills necessary for a property management  
34 broker to protect citizens and the business community can be specialized and  
35 does not require all of the same skills and knowledge for a real estate  
36 broker or salesperson;



1       (3) A property management broker license would create a higher quality  
 2 of property management broker in Arkansas with specialized knowledge;

3       (4) The creation of a property management broker license would reduce  
 4 the education burden on individuals who would not pursue other real estate  
 5 broker license activities and potentially create new jobs; and

6       (5) The commission is the appropriate entity to license an individual  
 7 as a property management broker and as property management associate.

8  
 9       SECTION 2. Arkansas Code § 17-42-103 is amended to read as follows:  
 10       17-42-103. Definitions.

11       As used in this chapter:

12               (1)(A) “Associate broker” means an individual who has a broker’s  
 13 license and who is employed by a principal broker, or is associated with a  
 14 principal broker as an independent contractor, and who participates in any  
 15 activity described in subdivision (10) or subdivision (12) of this section  
 16 while under the supervision of a principal broker or executive broker.

17               (B) An associate broker shall have no supervisory  
 18 authority over any other licensee;

19               (2) “Branch office” means a principal broker’s office or  
 20 property management broker’s office other than his or her principal place of  
 21 business;

22               (3) “Broker’s price opinion” means an estimate prepared by a  
 23 licensee salesperson or real estate broker that details the probable selling  
 24 price of real estate and provides a varying level of detail about the real  
 25 estate’s condition, market, and neighborhood, and information about sales of  
 26 comparable real estate;

27               (4) “Classroom hour” means a period of at least fifty (50)  
 28 minutes, but not more than sixty (60) minutes, of actual classroom  
 29 instruction with ~~the~~ an instructor present;

30               (5) “Continuing education” means postlicensure education derived  
 31 from participation in courses in real estate-related subjects that have been  
 32 approved by the Arkansas Real Estate Commission or that are not required to  
 33 be approved by the commission;

34               (6) “Continuing education unit” means a period of ten (10)  
 35 contact hours of actual classroom instruction with ~~the~~ an instructor present;

36               (7)(A) “Executive broker” means an individual who:

- 1 (i) Has a real estate broker’s license;
- 2 (ii) Is employed by a principal broker or associated
- 3 with a principal broker as an independent contractor; and
- 4 (iii) Participates in any activity described in
- 5 subdivision (10) or subdivision (12) of this section while under the
- 6 supervision of a principal broker.

7 (B) An executive broker may supervise associate brokers  
8 and salespersons;

9 (8)(A) “Licensee” means an individual who holds any type of  
10 license issued by the commission.

11 (B) “Licensee” includes a principal broker, an executive  
12 broker, an associate broker, ~~and~~ a salesperson, a property management  
13 associate, and a property management broker.

14 (C) This chapter does not preclude a licensee from:

15 (i) Doing business as a professional corporation  
16 under § 4-29-101 et seq.; or

17 (ii) Receiving payment from a real estate firm or  
18 principal broker of an earned commission to the licensee’s legal business  
19 entity if the licensee earned the commission on behalf of the real estate  
20 firm or principal broker;

21 (9) “Participate in a real estate auction” means to do any act  
22 or conduct for compensation or the expectation of compensation on behalf of a  
23 seller at auction and designed, intended, or expected to affect the bidding  
24 or results of a real estate auction, including without limitation serving as  
25 an auctioneer or ringman or encouraging, soliciting, or receiving bids;

26 (10)(A) “Principal broker” means an individual expecting to act  
27 or acting for another for a fee, commission, or other consideration who:

28 ~~(A)(i)~~ Sells, exchanges, purchases, rents, or leases real  
29 estate;

30 ~~(B)(ii)~~ Offers to sell, exchange, purchase, rent, or lease  
31 real estate;

32 ~~(C)(iii)~~ Negotiates, offers, attempts, or agrees to  
33 negotiate the sale, exchange, purchase, rent, or lease of real estate;

34 ~~(D)(iv)~~ Lists, offers, attempts, or agrees to list real  
35 estate for sale, lease, or exchange;

36 ~~(E)(v)~~ Auctions, offers, attempts, or agrees to auction

1 real estate, or participates in a real estate auction;

2 ~~(F)(vi)~~ Buys, sells, or assigns or offers to buy, sell, or  
 3 assign or otherwise deals in options on real estate or improvements to real  
 4 estate;

5 ~~(G)(vii)~~ Collects, offers, attempts, or agrees to collect  
 6 rent for the use of real estate;

7 ~~(H)(viii)~~ Advertises or holds himself or herself out as  
 8 being engaged in the business of buying, selling, exchanging, renting, or  
 9 leasing real estate;

10 ~~(I)(ix)~~ Assists or directs in the procuring of prospects  
 11 calculated to result in the sale, exchange, lease, or rent of real estate;

12 ~~(J)(x)~~ Assists or directs in the negotiation of any  
 13 transaction calculated or intended to result in the sale, exchange, lease, or  
 14 rent of real estate;

15 ~~(K)(xi)~~ Engages in the business of charging an advance fee  
 16 in connection with any contract whereby he or she undertakes to promote the  
 17 sale or lease of real estate either through its listing in a publication  
 18 issued for such a purpose or for referral of information concerning the real  
 19 estate to brokers, or both; or

20 ~~(L)(xii)~~ Performs any of the acts described in this  
 21 subdivision (10) as an employee of or on behalf of the owner of, or any  
 22 person who has an interest in, real estate;

23 (B) A principal broker may perform any act listed in  
 24 subdivision (12) of this section;

25 (11)(A) "Property management associate" means an individual who  
 26 has a property management associate license and who is employed by a property  
 27 management broker, or is associated with a property management broker as an  
 28 independent contractor, and who participates in any activity described in  
 29 subdivision (12) of this section while under the supervision of a property  
 30 management broker.

31 (B) A property management associate shall have no  
 32 supervisory authority over any other licensee;

33 (12) "Property management broker" means an individual licensed  
 34 under this chapter who for a salary, commission, or compensation of any kind  
 35 or with the intent or expectation of receiving valuable consideration engages  
 36 in the business of leasing, renting, or subleasing real estate located in

1 this state on behalf of an owner, lessor, or potential lessee and who:

2 (A) Accepts employment by or on behalf of the owner,  
3 lessor, or potential lessee of real estate to promote or conduct the leasing  
4 or subleasing of the real estate;

5 (B) Negotiates or attempts to negotiate the lease of any  
6 real estate located in this state or of the improvements on any real estate  
7 located in this state;

8 (C) Engages in the business of promoting the lease or  
9 rental of real estate located in this state;

10 (D) Assists in completing real estate lease contracts or  
11 property management agreements;

12 (E) Procures tenants for owners of real estate located in  
13 this state;

14 (F) Aids or offers to aid for a fee any person in locating  
15 or obtaining any real estate for lease in this state;

16 (G) Makes the advertising of real property for lease  
17 available by public display to potential tenants;

18 (H) Shows rental or leased properties to potential  
19 tenants;

20 (I) In conjunction with property management  
21 responsibilities, acts as a liaison between the owners of real estate and a  
22 tenant or potential tenant;

23 (J) In conjunction with property management  
24 responsibilities, generally oversees the inspection, maintenance, and upkeep  
25 of leased real estate belonging to others;

26 (K) In conjunction with property management  
27 responsibilities, collects rents or attempts to collect rents for any real  
28 estate located in this state;

29 (L) Pays a fee, commission, or other compensation to a  
30 licensed broker, salesperson, or property manager for referral of the name of  
31 a prospective lessor or lessee of real property;

32 (M) Receives a fee, commission, or other compensation from  
33 a licensed real estate broker, salesperson, or property management broker for  
34 referring the name of a prospective lessor or lessee of real property; or

35 (N) Advertises or represents to the public that the  
36 individual is engaged in any of the activities referred to in this

1 subdivision (12);

2 ~~(11)(A)~~(13)(A) “Real estate” means an interest in real property.

3 (B) “Real estate” includes without limitation a leasehold,  
 4 time-share interval, or an interest in real property that is purchased or  
 5 sold in connection with the purchase or sale of all or part of the assets,  
 6 stock, or other ownership interest of a business or other organization;

7 (14) “Real estate broker” means a principal broker, an executive  
 8 broker, or an associate broker;

9 ~~(12)~~(15) “Salesperson” means an individual who:

10 (A) Has a salesperson’s license;

11 (B) Is employed by a principal broker or is associated  
 12 with a principal broker as an independent contractor; and

13 (C) Participates in any activity described in subdivision  
 14 (10) or subdivision (12) of this section while under the supervision of a  
 15 principal broker or executive broker; and

16 ~~(13)~~(16) “Unlicensed real estate activity” means offering or  
 17 engaging in any practice, act, or operation set forth in subdivision (10) or  
 18 subdivision (12) of this section without a valid active Arkansas license  
 19 issued by the commission.

20  
 21 SECTION 3. Arkansas Code § 17-42-104(a)(6), concerning exemptions to  
 22 Real Estate License Law, is amended to read as follows:

23 (6) A person other than a property management associate employed  
 24 only at a salaried or hourly rate to engage in the leasing of real ~~property~~  
 25 estate for or on behalf of a licensed principal broker, the real estate firm  
 26 of a licensed principal broker, a licensed property management broker, or an  
 27 owner of real estate, if the person:

28 (A) Does not otherwise engage in or offer to perform any  
 29 practice, act, or operation set forth in § 17-42-103(10) or § 17-42-103(11)  
 30 other than receiving a security deposit or payment as permitted by  
 31 subdivision (a)(6)(B)(iii) of this section; and

32 (B) Performs only one (1) or more of the following  
 33 functions:

34 (i) Delivering a lease application, lease, or an  
 35 amendment to a lease application or lease to any person;

36 (ii) Receiving a lease application, lease, or an

1 amendment to a lease application for delivery to the principal broker, real  
 2 estate firm, property management broker, or owner;

3 (iii) Receiving a security deposit, rental payment,  
 4 or any related payment for delivery to and made payable to the principal  
 5 broker, real estate firm, property management broker, or owner;

6 (iv) Acting under the direct written instructions of  
 7 the principal broker, real estate firm, property management broker, or owner:

8 (a) Showing a rental unit to any person; or

9 (b) Assisting in the execution of a preprinted  
 10 lease or rental agreement containing terms established by the principal  
 11 broker, real estate firm, property management broker, or owner; or

12 (v) Conveying information prepared by the principal  
 13 broker, real estate firm, property management broker, or owner about a lease  
 14 application, lease, the status of a security deposit, or the payment of rent  
 15 to or from any person;

16  
 17 SECTION 4. Arkansas Code § 17-42-107(a), concerning the capacity to  
 18 sue and be sued under the Real Estate License Law, is amended to read as  
 19 follows:

20 (a) An action or suit shall not be instituted, nor recovery be had, in  
 21 any court of this state by any person or other legal entity for compensation  
 22 for performance of any acts described in § 17-42-103(10) or § 17-42-103(11)  
 23 unless at the time of offering to perform and performing any such act or  
 24 procuring any promise to contract for the payment of compensation for any  
 25 such contemplated act:

26 (1) The person holds an active license under this chapter as a  
 27 principal broker; ~~or~~

28 (2) The person or other legal entity was the owner of the real  
 29 estate firm that contracted for or otherwise performed the acts for the  
 30 compensation that is the subject of the action or suit through either a  
 31 principal broker or a person approved by the Arkansas Real Estate Commission  
 32 under § 17-42-301(f) while licensed or approved by the commission at the time  
 33 of the acts;

34 (3) The person holds an active license under this chapter as a  
 35 property management broker; or

36 (4) The person or other legal entity was the owner of the

1 property management firm that contracted for or otherwise performed the acts  
2 for the compensation that is the subject of the action or suit through either  
3 a property management broker or a person approved by the commission under §  
4 17-42-301(h) while licensed or approved by the commission at the time of the  
5 acts.

6  
7 SECTION 5. Arkansas Code § 17-42-109(b), concerning civil penalties  
8 for engaging in unlicensed real estate activity, is amended to read as  
9 follows:

10 (b) The fact that a person offers to engage in or offers to perform  
11 any practice, act, or operation set forth in § 17-42-103(10) or § 17-42-  
12 103(11) without ~~a~~ the appropriate license is prima facie evidence that the  
13 person is engaged in unlicensed real estate activity.

14  
15 SECTION 6. Arkansas Code § 17-42-110(a), concerning the authority to  
16 issue broker's price opinions, is amended to read as follows: is amended to  
17 read as follows:

18 (a) A ~~licensee~~ real estate broker or salesperson may prepare, provide,  
19 and collect a fee for issuing a broker's price opinion for:

20 (1) An existing or potential seller for the purposes of listing  
21 and selling real estate;

22 (2) An existing or potential buyer of real estate;

23 (3) A third party making decisions or performing due diligence  
24 related to the potential listing, offering, sale, exchange, option, lease, or  
25 acquisition price of real estate; or

26 (4)(A) An existing or potential lienholder.

27 (B) However, a broker's price opinion prepared for an  
28 existing or potential lienholder in conjunction with the purchase of a  
29 buyer's principal residence shall not be used as the primary basis to  
30 determine the value of the buyer's principal residence for the purpose of a  
31 loan origination of a residential mortgage loan secured by the buyer's  
32 principal residence.

33  
34 SECTION 7. Arkansas Code § 17-42-203(e), concerning the powers and  
35 duties of the Arkansas Real Estate Commission, is amended to add an  
36 additional subdivision to read as follows:



1           (3) Shall post prominently on the commission's website a link  
2 entitled "Property Management Licensee Information" that leads directly to  
3 information that is helpful to existing and prospective property management  
4 brokers and property management associates, including without limitation:

5                   (A) Application and renewal requirements, procedures,  
6 forms, deadlines, and related information;

7                   (B) Commission-sponsored educational courses and materials  
8 and other educational courses and materials; and

9                   (C) Links to websites containing industry standards and  
10 best practices.

11  
12           SECTION 8. Arkansas Code § 17-42-301(a) and (b), concerning license  
13 required by the Arkansas Real Estate Commission and violations of the Real  
14 Estate License Law, are amended to read as follows:

15           (a) ~~No~~ A person shall not practice or represent himself or herself as  
16 a real estate broker, property management associate, property management  
17 broker, or salesperson without first applying for and receiving ~~a~~ the  
18 appropriate license to practice under this chapter.

19           (b) Any person who directly or indirectly for another with the  
20 intention, or on the promise of receiving any valuable consideration, offers,  
21 attempts, or agrees to perform any single act described in § 17-42-103(10) or  
22 § 17-42-103(11), whether as part of a transaction or as an entire  
23 transaction, shall be deemed a broker, property management associate,  
24 property management broker, or salesperson within the meaning of this  
25 chapter.

26  
27           SECTION 9. Arkansas Code § 17-42-301(d), concerning license required  
28 by the Arkansas Real Estate Commission and violations of the Real Estate  
29 License Law, is amended to read as follows:

30           (d) It shall be unlawful for any person, directly or indirectly, to  
31 act as a real estate broker, property management associate, property  
32 management broker, or salesperson without first obtaining ~~a~~ the appropriate  
33 license and otherwise complying with the provisions of this chapter.

34  
35           SECTION 10. Arkansas Code § 17-42-301(e), concerning license required  
36 by the Arkansas Real Estate Commission and violations of the Real Estate

1 License Law, is amended to read as follows:

2 (e)(1) Notwithstanding the provisions of this section, a person or  
3 other legal entity not licensed by the Arkansas Real Estate Commission may  
4 own a real estate firm, provided the employees or agents employed by or  
5 associated with the firm who perform real estate activities identified under  
6 § 17-42-103(10) or § 17-42-103(11) hold an active license under this chapter.

7 (2) The firm may enter into contracts or otherwise perform  
8 activities identified under § 17-42-103(10) or § 17-42-103(11) only through a  
9 principal broker and a licensee employed by or associated with the principal  
10 broker that holds an active license issued by the commission at the time of  
11 performing the contract or activities.

12  
13 SECTION 11. Arkansas Code § 17-42-301, concerning license required by  
14 the Arkansas Real Estate Commission and violations of the Real Estate License  
15 Law, is amended to add additional subsections to read as follows:

16 (g)(1) Notwithstanding the provisions of this section, a person or  
17 other legal entity not licensed by the commission may own a property  
18 management firm, provided the employees or agents employed by or associated  
19 with the firm who perform property management activities identified under §  
20 17-42-103(11) hold an active license under this chapter.

21 (2) A firm under subdivision (g)(1) of this section may enter  
22 into contracts or otherwise perform activities identified under § 17-42-  
23 103(11) only through a property management broker and a licensee employed by  
24 or associated with the property management broker who holds an active license  
25 issued by the commission at the time of performing the contract or  
26 activities.

27 (h) The commission may provide for the continuing temporary operation  
28 of a property management firm having all rights under § 17-42-107(a) upon the  
29 death, resignation, termination, or incapacity of the property management  
30 broker or upon the closing of a property management firm, under the direction  
31 of a person approved by the commission, subject to time limitations and other  
32 conditions imposed by the commission.

33  
34 SECTION 12. Arkansas Code § 17-42-302, concerning conditions for  
35 issuing a license under the Real Estate License Law, is amended to add an  
36 additional subsection to read as follows:

1           (c)(1) An applicant for a property management broker or property  
 2 management associate license shall furnish to the commission evidence that a  
 3 corporate fidelity bond acceptable to the commission in the amount of fifty  
 4 thousand dollars (\$50,000) or such other amount not to exceed seventy-five  
 5 thousand dollars (\$75,000) established by rule of the commission is in  
 6 effect, conditioned upon the performance of the duties and responsibilities  
 7 of the property management broker or property management associate.

8           (2) If two (2) or more property management associates or  
 9 property management brokers are affiliated with a property management broker  
 10 or property management firm, upon satisfactory proof of the affiliation to  
 11 the commission a corporate fidelity bond covering all affiliated parties in  
 12 the amount of one hundred thousand dollars (\$100,000) or other amount not to  
 13 exceed one hundred fifty thousand dollars (\$150,000) established by rule of  
 14 the commission may be furnished to the commission, conditioned upon the  
 15 performance of the duties and responsibilities of each property management  
 16 broker and property management associate.

17           (3)(A) The license of a property management broker or property  
 18 management associate may be suspended or revoked for the failure at any time  
 19 to satisfy the bond requirements of this subsection.

20           (B) The termination of bond coverage under this subsection  
 21 is not effective until thirty (30) days have elapsed from the time the  
 22 commission was provided written notice of the termination of bond coverage.

23  
 24           SECTION 13. Arkansas Code § 17-42-303 is amended to read as follows:  
 25           17-42-303. Education and experience requirements.

26           (a) The Arkansas Real Estate Commission shall establish education  
 27 requirements for licensure, including the standards and procedures for  
 28 approval of education programs, subject to the following conditions:

29           ~~(1)(A)~~ The ~~most~~ education hours required of an applicant for a  
 30 real estate broker's license shall not exceed one hundred twenty (120) hours  
 31 within the thirty-six (36) months immediately preceding the date of  
 32 application, ~~and shall include~~

33           ~~(B) Effective on May 1, 2014, an applicant for a broker's~~  
 34 ~~license shall complete~~ at least forty-five (45) ~~of the required education~~  
 35 hours in a course developed by the commission; ~~and~~

36           (2) The ~~maximum number of~~ education hours required of an

1 applicant for a salesperson’s license shall not exceed ninety (90) hours, at  
 2 least thirty (30) hours of which shall be in the basic principles of real  
 3 estate;

4 (3) The education hours required of an applicant for a property  
 5 management broker’s license shall not exceed sixty (60) hours and shall  
 6 include property management principles and practices, including without  
 7 limitation:

8 (A) Thirty (30) hours consisting of the following topics:

- 9 (i) Landlord tenant law;
- 10 (ii) Federal and state fair housing laws;
- 11 (iii) Americans with Disabilities Act of 1990, 42  
 12 U.S.C. § 12101 et seq;
- 13 (iv) State licensing law and rules;
- 14 (v) Trust accounts;
- 15 (vi) Accounting procedures and recordkeeping;
- 16 (vii) Contract law; and
- 17 (viii) Agency and disclosure; and

18 (B) Thirty (30) hours of commission property management  
 19 supervision best practices; and

20 (4) The education hours required of an applicant for a property  
 21 management associate’s license shall not exceed thirty (30) hours and shall  
 22 include property management principles and practices, including without  
 23 limitation:

- 24 (A) Landlord tenant law;
- 25 (B) Federal and state fair housing laws;
- 26 (C) Americans with Disabilities Act of 1990, 42 U.S.C. §  
 27 12101 et seq;
- 28 (D) State licensing law and rules;
- 29 (E) Trust accounts;
- 30 (F) Accounting procedures and recordkeeping;
- 31 (G) Contract law; and
- 32 (H) Agency and disclosure.

33 (b)(1) The commission shall establish the experience requirement for  
 34 licensure for an applicant for a real estate broker’s license subject to the  
 35 condition of serving an active, bona fide apprenticeship by holding a valid  
 36 salesperson’s license issued by the commission or by holding a valid

1 salesperson's license or real estate broker's license issued by the  
 2 appropriate licensing agency of another state for a period of not less than  
 3 twenty-four (24) months within the previous forty-eight-month period  
 4 immediately preceding the date of application.

5 (2) However, the commission may waive the experience requirement  
 6 for a real estate broker applicant who has held an active real estate  
 7 broker's license for a period of not less than eighteen (18) months or who  
 8 has experience acceptable to the commission in a field considered real  
 9 estate-related for a period of not less than twenty-four (24) months within  
 10 the previous forty-eight-month period immediately preceding the date of  
 11 application.

12 (3) The experience requirement for licensure for an applicant  
 13 for a property management broker license shall be any combination of:

14 (A) Two (2) years of experience as a property management  
 15 associate;

16 (B) Two (2) years of experience managing not less than  
 17 four (4) residential or commercial units; or

18 (C) A total of two (2) years of a combination of the  
 19 experience in subdivisions (b)(3)(A) and (b)(3)(B) of this section.

20 (c)(1) The commission shall establish a post-licensure education  
 21 requirement for individuals in their first ~~year~~ six (6) months of licensure  
 22 as salespersons, property management associates, property management brokers,  
 23 or real estate brokers.

24 (2) The commission shall not require more than thirty (30)  
 25 classroom hours of post-licensure education hours under subsection (c)(1) of  
 26 this section.

27  
 28 SECTION 14. Arkansas Code § 17-42-304 is amended to read as follows:  
 29 17-42-304. Fees.

30 The Arkansas Real Estate Commission shall have authority to establish,  
 31 charge, and collect the following fees:

32 (1) An application fee not to exceed fifty dollars (\$50.00);

33 (2) An original real estate broker's license fee not to exceed  
 34 eighty dollars (\$80.00);

35 (3) A real estate broker's license annual renewal fee not to  
 36 exceed eighty dollars (\$80.00);

1 (4) An original salesperson's license fee not to exceed sixty  
 2 dollars (\$60.00);

3 (5) A salesperson's license annual renewal fee not to exceed  
 4 sixty dollars (\$60.00);

5 (6) A real estate broker's expired license fee not to exceed one  
 6 hundred ten dollars (\$110) per year or fraction thereof;

7 (7) A salesperson's expired license fee not to exceed eighty  
 8 dollars (\$80.00) per year or fraction thereof;

9 (8) An original property management broker license fee not to  
 10 exceed eighty dollars (\$80.00);

11 (9) A property management broker license annual renewal fee not  
 12 to exceed eighty dollars (\$80.00);

13 (10) A property management broker expired license fee not to  
 14 exceed one hundred ten dollars (\$110.00) per year or fraction thereof;

15 (11) An original property management associate license fee not  
 16 to exceed sixty dollars (\$60.00);

17 (12) A property management associate annual renewal fee not to  
 18 exceed sixty dollars (\$60.00);

19 (13) A property management associate expired license fee not to  
 20 exceed eighty dollars (\$80.00);

21 (14) A license reissuance fee not to exceed thirty dollars  
 22 (\$30.00);

23 ~~(9)~~(15) An initial duplicate license fee not to exceed thirty  
 24 dollars (\$30.00);

25 ~~(10)~~(16) A duplicate license annual renewal fee not to exceed  
 26 thirty dollars (\$30.00);

27 ~~(11)~~(17) A transfer fee not to exceed thirty dollars (\$30.00);

28 ~~(12)~~(A)(18)(A) An examination fee not to exceed seventy-five  
 29 dollars (\$75.00).

30 (B) However, the commission at its discretion may direct  
 31 each applicant to pay the actual costs of the examination fee directly to a  
 32 testing service engaged by the commission to administer the examination;

33 ~~(13)~~(19) Pursuant to § 17-42-313, an appeal filing fee not to  
 34 exceed one hundred dollars (\$100);

35 ~~(14)~~(20) A Except for an application for a property management  
 36 broker license or property management associate license, a Real Estate

1 Recovery Fund fee not to exceed twenty-five dollars (\$25.00); and

2 ~~(15)~~(21) The actual cost of a state and federal criminal history  
3 background check.

4  
5 SECTION 15. Arkansas Code § 17-42-307(b)(4), concerning license  
6 expiration and renewal under the Real Estate License Law, is amended to read  
7 as follows:

8 (4) ~~Effective September 30, 2019, the~~ The commission may  
9 promulgate rules to add additional hours of continuing education to the  
10 annual amount required under subdivision (b)(1)(A) of this section with no  
11 statutory maximum for hours of continuing education.

12  
13 SECTION 16. Arkansas Code § 17-42-307(c)-(f), concerning license  
14 expiration and renewal under the Real Estate License Law, are amended to read  
15 as follows:

16 (c)(1) A property management broker or property management associate  
17 shall complete annually:

18 (A) Not less than six (6) hours nor more than seven (7)  
19 classroom hours of continuing education required by the commission, with at  
20 least one (1) classroom hour focusing on safety;

21 (B) The distance education equivalent of subdivision  
22 (c)(1)(A) of this section required by the commission; or

23 (C) A course that the commission has determined to  
24 demonstrate mastery of an acceptable property management subject.

25 (2) A licensee who satisfies subdivision (c)(1) of this section  
26 completes the continuing education requirements for the licensing year.

27 (3) If a licensee files for renewal of a license but fails to  
28 provide proof of continuing education, the licensee's license is inactive  
29 until proof is provided to the commission.

30 (d)(1) To renew or reactivate a license, a licensee shall complete the  
31 number of classroom hours of continuing education or the distance education  
32 equivalent of continuing education required by the commission for each  
33 inactive year not to exceed a total of thirty (30) classroom hours.

34 (2) Except as provided in subdivision ~~(e)(1)~~(d)(1) of this  
35 section, a person is not subject to the education requirements of this  
36 section while the person's license is inactive.

1           (3) The commission may waive all or part of the requirements of  
2 subdivision ~~(e)(1)~~(d)(1) of this section if a licensee is unable to complete  
3 the continuing education due to extenuating circumstances.

4           ~~(d)(1)~~(e)(1) For each active licensee, the commission shall issue a  
5 new license for each ensuing renewal period in the absence of a reason or  
6 condition that may warrant the refusal of a license, upon receipt of the:

7                   (A) Written request for license renewal at least ninety  
8 (90) days before the expiration of the license upon forms provided by the  
9 commission; and

10                   (B) Renewal fee.

11           (2)(A) A broker, ~~or salesperson, property management associate,~~  
12 or property management broker who does not wish to engage in the real estate  
13 or property management business may renew a license on inactive status in the  
14 absence of a reason or condition that may warrant the refusal of a license  
15 upon receipt of the:

16                   (i) Written request of the applicant at least ninety  
17 (90) days before the expiration of the license upon forms provided by the  
18 commission; and

19                   (ii) Renewal fee.

20                   (B) The commission may limit the number of renewal periods  
21 in which a license may be renewed on inactive status.

22                   (C) The renewal fee for inactive status is the same as for  
23 renewal of an active license.

24           (3) An application for renewal filed after the date established  
25 by the commission to renew a license is treated as an application to renew an  
26 expired license.

27           ~~(e)(f)~~ If a person to whom a valid license has been issued permits the  
28 license to expire for a period not in excess of that established by the  
29 commission, the commission shall issue to the person a current license  
30 without requiring the person to submit to an examination if the person  
31 furnishes the information required by the commission, including proof of  
32 completion of appropriate continuing education requirements, and pays the fee  
33 required by the commission.

34           ~~(f)(1)~~(g)(1) New salesperson, property management associate, property  
35 management broker, and real estate broker licensees shall complete post-  
36 licensure education under § 17-42-303(c).



1           (2) If the licensee fails to complete the post-licensure  
2 education requirements within twelve (12) months after the date the license  
3 was issued, the commission shall place the license on inactive status until  
4 the commission receives documentation that the licensee has completed the  
5 post-licensure education requirements.

6  
7           SECTION 17. Arkansas Code § 17-42-308(a)(2), concerning an inactive  
8 license under the Real Estate License Law, is amended to read as follows:

9           (2) The holder of an inactive license shall not practice as a  
10 real estate broker, ~~or~~ salesperson, property management associate, or  
11 property management broker in this state without first activating the  
12 license.

13  
14           SECTION 18. Arkansas Code § 17-42-309, concerning a place of business,  
15 is amended to add additional subsections to read as follows:

16           (c) Every property management broker shall maintain a place of  
17 business and shall display sign that is permanently attached to the building  
18 bearing the name under which the property management broker conducts his or  
19 her property management business and the words “property management”,  
20 “rentals”, “leasing”, or other words approved by the commission which clearly  
21 indicate to the public that the property management broker is engaged in the  
22 property management business.

23           (d)(1) If a property management broker maintains a branch office, a  
24 duplicate license shall be issued upon payment by the property management  
25 broker of the initial fee and, thereafter, such renewal fee as the commission  
26 may require under § 17-42-304.

27           (2) However, a duplicate license shall not be issued for a  
28 branch office at which property management associates are assigned unless the  
29 property management broker establishing the branch office has designated  
30 another property management broker with the firm to supervise the property  
31 management associates.

32  
33           SECTION 19. Arkansas Code § 17-42-310(c)-(e), concerning the names and  
34 affiliations of licensees under the Real Estate License Law, is amended to  
35 read as follows:

36           (c) The licenses of the principal broker or property management broker

1 and all licensees employed by or associated with him or her shall be retained  
 2 by the principal broker or property management broker and conspicuously  
 3 displayed in his or her place of business.

4 (d)(1) Upon the termination of a licensee's employment by or  
 5 association with a principal broker or property management broker, the  
 6 licensee shall promptly deliver his or her pocket card to the principal  
 7 broker or property management broker, and the principal broker or property  
 8 management broker shall promptly notify the commission of the termination and  
 9 return to the commission the license and pocket card of the terminated  
 10 licensee, which shall automatically inactivate the license.

11 (2) If the pocket card is unavailable, the principal broker or  
 12 property management broker shall promptly ~~se~~ notify the commission in  
 13 writing.

14 (e) A license inactivated under this section may be transferred to  
 15 another principal broker or property management broker upon application of  
 16 the licensee, payment of the relevant fee, and submission of a statement that  
 17 he or she is not taking any listings, management contracts, appraisals, lease  
 18 agreements, or copies of any such documents or any other pertinent  
 19 information belonging to the licensee's previous principal broker, property  
 20 management broker, or firm.

21  
 22 SECTION 20. Arkansas Code § 17-42-311(a)(9)-(13), concerning  
 23 violations under the Real Estate License Law, is amended to read as follows:

24 (9) Acting as a broker~~or~~, salesperson, property management  
 25 associate, or property management broker while not licensed with a principal  
 26 broker or property management broker, representing or attempting to represent  
 27 a broker other than the principal broker or property management broker with  
 28 whom he or she is affiliated without the express knowledge and consent of the  
 29 principal broker or property management broker, ~~or~~ representing himself or  
 30 herself as a salesperson or having a contractual relationship similar to that  
 31 of a salesperson with anyone other than a licensed principal broker, or  
 32 representing himself or herself as a property management associate or having  
 33 a contractual relationship similar to that of a property management associate  
 34 with anyone other than a licensed property management broker;

35 (10) Advertising in a false, misleading, or deceptive manner;

36 (11) Being unworthy or incompetent to act as a property

1 management associate, property management broker, real estate broker, or  
 2 salesperson in such a manner as to safeguard the interests of the public;

3 (12) Paying a commission or valuable consideration to any person  
 4 for acts or services performed in violation of this chapter, including paying  
 5 a commission or other valuable consideration to an unlicensed person for  
 6 participation in a real estate auction; ~~and~~

7 (13) While licensed only as a property management broker or  
 8 property management associate, participating in or accepting anything of  
 9 value for the listing, negotiation, or sale of real estate that is not owned  
 10 by the property management broker or property management associate, including  
 11 without limitation real estate managed by a property management broker or  
 12 property management associate; and

13 (14) Any other conduct, whether of the same or a different  
 14 character from that specified in this section, which constitutes improper,  
 15 fraudulent, or dishonest dealing.

16  
 17 SECTION 21. Arkansas Code § 17-42-312(a)(1), concerning investigation  
 18 of complaints, citations, and penalties under the Real Estate License Law, is  
 19 amended to read as follows:

20 (a)(1) The Arkansas Real Estate Commission may, on its own motion, and  
 21 shall, upon the verified complaint in writing of any person, provided that  
 22 the complaint and any evidence, documentary or otherwise, presented in  
 23 connection therewith shall make out a prima facie case, investigate the  
 24 actions of any person engaged in the business or acting in the capacity of a  
 25 real estate broker, ~~or~~ real estate salesperson, property management  
 26 associate, or property management broker regardless of whether the  
 27 transaction was for his or her own account or in his or her capacity as a  
 28 broker, ~~or~~ salesperson, property management associate, or property management  
 29 broker.

30  
 31 SECTION 22. Arkansas Code § 17-42-312(d)(1)(A) and (B), concerning  
 32 investigation of complaints, citations, and penalties under the Real Estate  
 33 License Law, are amended to read as follows:

34 (A) A penalty of not more than one hundred dollars (\$100)  
 35 to a broker, ~~or~~ salesperson, property management associate, or property  
 36 management broker who:

1 (i) Fails to complete annual education requirements;  
2 or

3 (ii) Fails to complete post-licensure education  
4 requirements by the established deadline; or

5 (B) A penalty of not more than two hundred fifty dollars  
6 (\$250) to a broker, salesperson, property management associate, property  
7 management broker, or the supervising broker of a broker, ~~or~~ salesperson, or  
8 property management broker if a broker, ~~or~~ salesperson, property management  
9 associate, or property management broker:

10 (i) Performs activities that require an active real  
11 estate license while his or her license is expired; or

12 (ii) Advertises, publishes, or otherwise distributes  
13 information about real property, ~~or~~ real estate brokerage, or property  
14 management business or activities in violation of this chapter or rules  
15 adopted under this chapter.

16  
17 SECTION 23. Arkansas Code § 17-42-313(a), concerning complaints and  
18 appeals before the Arkansas Real Estate Commission, is amended to read as  
19 follows:

20 (a) Any person whose complaint against a licensed real estate broker,  
21 ~~or~~ salesperson, property management associate, or property management broker  
22 is dismissed by the Executive Director of the Arkansas Real Estate Commission  
23 without a hearing may appeal the dismissal to the Arkansas Real Estate  
24 Commission subject to and in accordance with the following provisions:

25 (1) The request for appeal must be in writing and received in  
26 the office of the commission not later than sixty (60) days following the  
27 date of dismissal by the executive director;

28 (2) The request for appeal must be accompanied by such filing  
29 fee as the commission may require pursuant to § 17-42-304; and

30 (3)(A)(i) The appellant must also pay the cost of preparing the  
31 record for the commission's review, which cost shall be determined by the  
32 commission.

33 (ii)(a) The costs must be paid by the appellant  
34 within thirty (30) days after notification of the amount.

35 (b) Otherwise, the appeal will be dismissed.

36 (B) However, if the commission's review results in a

1 hearing being ordered on the complaint, both the filing fee and the cost of  
2 preparing the record shall be refunded to the appellant.

3 (C) Any person who is indigent and unable to pay either  
4 the filing fee or the cost of the record, or both, may file a pauper's oath  
5 in such form as required by the commission, and, if the commission determines  
6 that the appellant is indeed indigent, the filing fee or cost of the record,  
7 or both, shall be waived.

8  
9 SECTION 24. Arkansas Code § 17-42-314(b), concerning hearings under  
10 the Real Estate License Law, is amended to read as follows:

11 (b) Except in cases in which a licensee has obtained a license by  
12 false or fraudulent representation, the Arkansas Real Estate Commission shall  
13 not investigate the actions of or conduct any disciplinary hearing regarding  
14 any real estate broker, ~~or~~ salesperson, property management associate, or  
15 property management broker unless the complaint is filed or the investigation  
16 initiated within three (3) years from the date of the actions complained of  
17 or concerning which an investigation is initiated.

18  
19 SECTION 25. Arkansas Code § 17-42-401, is amended to read as follows:  
20 17-42-401. Applicability.

21 The provisions of this subchapter shall apply only to:

22 (1) ~~Licensees~~ Real estate broker or salesperson licensees who  
23 were licensed at the time of the occurrence of the acts or violations  
24 complained of; and

25 (2) Acts or violations which occur after December 31, 1979.

26  
27 SECTION 26. Arkansas Code § 17-42-405(b), concerning additional fees  
28 under the Real Estate License Law, is amended to read as follows:

29 (b) ~~Likewise, each~~ Each person who becomes a real estate broker  
30 or salesperson licensee for the first time shall at that time pay to the  
31 commission for the benefit of the fund such fee as the commission may  
32 require, not to exceed twenty-five dollars (\$25.00).

33  
34 SECTION 27. Arkansas Code § 17-42-406(a)(1), concerning disciplinary  
35 hearing procedure involving the Real Estate Recovery Fund, is amended to read  
36 as follows:

1 (a)(1) In any disciplinary hearing before the Arkansas Real Estate  
2 Commission which involves any real estate broker or salesperson licensee who  
3 has allegedly violated any provision of this chapter or commission  
4 ~~regulations~~ rules, the commission shall first determine whether a violation  
5 has occurred.

6  
7 SECTION 28. Arkansas Code § 17-42-406(a)(3), concerning disciplinary  
8 hearing procedure involving the Real Estate Recovery Fund, is amended to read  
9 as follows:

10 (3) The commission shall then direct the real estate broker or  
11 salesperson licensee to pay that amount to the aggrieved party or parties.

12  
13 SECTION 29. Arkansas Code § 17-42-406(a)(4)(A), concerning disciplinary  
14 hearing procedure involving the Real Estate Recovery Fund, is amended to read  
15 as follows:

16 (A) Pay in excess of twenty-five thousand dollars  
17 (\$25,000) for any one (1) violation or continuing series of violations,  
18 regardless of the number of real estate broker or salesperson licensees who  
19 participated in such a violation or continuing series of violations; or

20  
21 SECTION 30. Arkansas Code § 17-42-406(c)(1), concerning disciplinary  
22 hearing procedure involving the Real Estate Recovery Fund, is amended to read  
23 as follows:

24 (1) The acts of any one (1) real estate broker or salesperson  
25 licensee; or

26  
27 SECTION 31. Arkansas Code § 17-42-501 is amended as follows:  
28 17-42-501. Real estate education program.

29 (a) The Arkansas Real Estate Commission shall establish an education  
30 program for real estate brokers, salespersons, and property management  
31 licensees to ensure that education is available and accessible to an  
32 applicant or a licensee.

33 (b) The education program is intended to fulfill the education  
34 requirements for a real estate broker, salesperson, or property management  
35 license and to provide real estate and property management courses intended  
36 to fulfill the education requirements for a real estate broker, salesperson,

1 or property management license.  
2

3 SECTION 32. Arkansas Code § 17-42-502(3)-(5), concerning definitions  
4 under the education programs of the Real Estate License Law, are amended to  
5 read as follows:

6 (3) "Approved course" means a course of instruction approved by  
7 the commission that satisfies the education requirements for prelicense  
8 education, postlicense education, or continuing education for a real estate  
9 license issued by the commission;

10 (4) "Associate instructor" means a person who is licensed by the  
11 commission to teach real estate or property management courses while under  
12 the supervision of an administrator or principal instructor that satisfy the  
13 education requirements for a real estate license issued by the commission;

14 (5) "Association license" means a license granted by the  
15 commission to a real estate trade or professional association offering  
16 approved education that satisfies education requirements for a real estate  
17 license issued by the commission;

18  
19 SECTION 33. Arkansas Code § 17-42-502(12)-(14), concerning definitions  
20 under the education programs of the Real Estate License Law, are amended to  
21 read as follows:

22 (12) "Nonqualified offering" means a course in real estate  
23 education that has not been approved by the commission but is offered to  
24 persons intending to apply for a real estate license issued by the  
25 commission;

26 (13) "Postlicense education" means real estate or property  
27 management education required to be successfully completed within a time  
28 frame established by the commission after a real estate or property  
29 management license is issued;

30 (14) "Prelicense education" means real estate or property  
31 management education required to be successfully completed by an applicant  
32 before sitting for the examination for a broker or salesperson license issued  
33 by the commission;

34  
35 SECTION 34. Arkansas Code § 17-42-502(15)(B)(iv) an (v), concerning  
36 definitions under the education programs of the Real Estate License Law, are

1 amended to read as follows:

2 (iv) Advertise as being engaged in the business of  
3 offering real estate or property management education courses; and

4 (v) Charge tuition and fees for real estate or  
5 property management education courses;

6  
7 SECTION 35. Arkansas Code § 17-42-502(17) and (18), concerning  
8 definitions under the education programs of the Real Estate License Law, are  
9 amended to read as follows:

10 (17) "School license" means a license granted by the commission  
11 to a proprietary education institution offering education courses approved by  
12 the commission that fulfill mandatory education requirements for attaining or  
13 maintaining a real estate license issued by the commission; and

14 (18) "Student" means an applicant or licensee who attends real  
15 estate or property management education courses approved by the commission.

16

17 SECTION 36. Arkansas Code § 17-42-503(b), concerning exemptions  
18 to the course approval authority of the Arkansas Real Estate Commission, is  
19 amended to read as follows:

20 (b) The requirement for course approval by the Arkansas Real Estate  
21 Commission under this subchapter does not apply to:

22 (1) A classroom course in a real estate-related subject  
23 identified by the commission as an approved topic if it is offered by the  
24 National Association of Realtors, the National Association of Real Estate  
25 Brokers, or other associated entities;

26 (2) A course of at least three (3) semester hours or equivalent  
27 in a real estate or property management subject that is approved by the  
28 commission and offered by an accredited college or university;

29 (3) A course in a property management or real estate-related  
30 subject offered by the commission;

31 (4) A course or a conference in a property management or real  
32 estate-related subject approved by the commission and offered annually on a  
33 limited basis in Arkansas; or

34 (5) A course that is not used to fulfill the education  
35 requirements of this subchapter for attaining a real estate or property  
36 management license.



1  
 2 SECTION 37. Arkansas Code § 17-42-504(c), concerning requirements to  
 3 provide real estate education courses under the Real Estate License Law, is  
 4 amended to read as follows:

5 (c)~~(1)~~ On and after July 1, 2025, a person shall not practice as a  
 6 provider of property management education for property management licensure  
 7 unless the person holds a property management broker license issued by the  
 8 commission.

9 (d) A person or school shall not represent that an offered property  
 10 management course satisfies the education requirements for property  
 11 management licensure unless the course is approved by the Arkansas Real  
 12 Estate Commission.

13 (e)(1) It is a violation of this subchapter to fail to obtain:

14 (A) A license to practice as a provider of real estate  
 15 education for real estate licensure; ~~or~~

16 (B) Approval for a real estate education course by the  
 17 commission;

18 (C) A license to practice as a provider of property  
 19 management education for property management licensure; or

20 (D) Approval for a property management education course by  
 21 the commission.

22 (2) A real estate or property management education course  
 23 offered in violation of this subchapter is a nonqualified offering.

24  
 25 SECTION 38. Arkansas Code § 17-42-506 is amended to read as follows:  
 26 17-42-506. Powers and duties.

27 (a) The Arkansas Real Estate Commission may adopt rules as necessary  
 28 to implement this subchapter.

29 (b) The commission shall license, approve, and regulate schools,  
 30 associations, principal instructors, and associate instructors offering  
 31 commission-approved prelicense, postlicense, and continuing education courses  
 32 offered to satisfy education requirements for ~~real estate~~ licensure under  
 33 this chapter.

34 (c) The commission shall establish the licensing or education  
 35 requirements for:

36 (1) A school or association that applies for a license to offer

1 ~~real estate~~ courses that satisfy the education requirements for ~~real estate~~  
2 licensure under this chapter;

3 (2) Principal and associate instructors of courses approved by  
4 the commission;

5 (3) Courses that satisfy the education requirements for  
6 applicants for ~~real estate~~ licensure ~~and~~ under this chapter, real estate  
7 licensees, and property management licensees; and

8 (4) Guest speakers of courses approved by the commission.

9 (d) The commission shall:

10 (1) Establish procedural guidelines for licensed schools and  
11 their locations and those providing real estate or property management  
12 education designed for students to meet the education requirements for a real  
13 estate license issued by the commission;

14 (2) Charge fees and pay the necessary expenses to develop,  
15 approve, sponsor, contract for, or conduct real estate or property management  
16 courses and seminars for real estate or property management licensees or  
17 instructors of real estate or property management education;

18 (3) Maintain in electronic format a list of the names of real  
19 estate schools, associations, administrators, instructors, and courses  
20 approved under this subchapter;

21 (4) Publish in electronic format the names of the persons,  
22 associations, or schools that have been sanctioned by formal hearing or  
23 consent order under this subchapter;

24 (5) Periodically monitor courses offered or taught by the  
25 licensed schools and instructors; and

26 (6) Establish course requirements with respect to:

27 (A) Accessibility;

28 (B) Attendance;

29 (C) Satisfactory completion; ~~and~~

30 (D) Curricula; and

31 (E) Student license or applicant type.

32  
33 SECTION 39. Arkansas Code § 17-42-513(a), concerning the approval of  
34 courses and course content by the Arkansas Real Estate Commission, is amended  
35 to read as follows:

36 (a) Except for courses exempted in § 17-42-503(b), a real estate or

1 property management course that is intended to satisfy the education  
2 requirements for a real estate license issued by the Arkansas Real Estate  
3 Commission shall first be approved by the ~~Arkansas Real Estate Commission~~  
4 commission.

5  
6 SECTION 40. Arkansas Code § 17-42-514(a)(1), concerning curricula  
7 required by the Real Estate License Law, is amended to read as follows:

8 (1) Require ~~not less than six (6) nor more than seven (7)~~  
9 ~~classroom hours of~~ continuing education for licensees under § 17-42-307;

10  
11 SECTION 41. Arkansas Code § 17-42-514(a), concerning curricula  
12 required by Real Estate License Law, is amended to add an additional  
13 subdivision to read as follows:

14 (6) Develop and require a specific curriculum for continuing  
15 education courses for property management associates and property management  
16 broker licensees.

17  
18 SECTION 42. Arkansas Code § 17-42-514, concerning curricula required  
19 by Real Estate License Law, is amended to add an additional subdivision to  
20 read as follows:

21 (c)(1) A course that is intended to satisfy the education requirements  
22 for a property management license issued by the commission shall only be  
23 approved by the commission for participation and attendance by applicants for  
24 property management licensure or property management licensees.

25 (2) A real estate broker or salesperson applicant or a real  
26 estate broker or salesperson licensee shall not receive education credit for  
27 any course that is intended to satisfy the education requirements for a  
28 property management license.

29 (d)(1) A course that is intended to satisfy the education requirements  
30 for a real estate license issued by the commission shall only be approved by  
31 the commission for participation and attendance by applicants for real estate  
32 licensure or real estate licensees.

33 (2) A property management license applicant or a property  
34 management licensee shall not receive education credit for any course that is  
35 intended to satisfy the education requirements for a real estate license.

36

1 SECTION 43. Arkansas Code § 17-42-515 is amended to read as follows:  
2 17-42-515. Violations.

3 An applicant for a ~~real estate educator~~ license or a licensee under  
4 this chapter is subject to disciplinary action under this subchapter if the  
5 applicant for a ~~real estate educator~~ license or a licensee pleads guilty or  
6 nolo contendere to or is found guilty of any of the following:

7 (1) Obtaining a ~~real estate educator license~~ an instructor  
8 license, school license, or ~~real estate~~ education course approval by fraud,  
9 misrepresentation, or concealment;

10 (2) Violating this subchapter, the rules adopted by the Arkansas  
11 Real Estate Commission, or an order issued by the commission;

12 (3) Committing an act, a felony, or a crime involving moral  
13 turpitude, fraud, dishonesty, untruthfulness, or untrustworthiness regardless  
14 of whether the imposition of the sentence has been deferred or suspended;

15 (4) Engaging or allowing unlawful discriminatory practices;

16 (5) Violating the requirements of the Americans with  
17 Disabilities Act of 1990, 42 U.S.C. § 12101 et seq., regarding access to and  
18 delivery of real estate or property management education courses;

19 (6) Issuing or reporting a false certificate of completion for a  
20 real estate or property management education course;

21 (7) Teaching a course in a way that instructs licensees to  
22 engage in unlawful or noncompliant activities;

23 (8) Failing to monitor attendance of students to ensure  
24 satisfactory completion of real estate or property management education  
25 courses approved by the commission;

26 (9) Utilizing an instructor or guest speaker who does not meet  
27 the requirements of this subchapter;

28 (10) Making a substantial misrepresentation of a material fact  
29 to the commission;

30 (11) Advertising in a false, misleading, or deceptive way;

31 (12) Being unworthy or incompetent to act or operate as a real  
32 estate education school or association or a real estate educator; ~~or~~

33 (13) Refusing or failing to make available to the commission for  
34 inspection the records required to be maintained by the principal instructor  
35 or administrator;

36 (14) Refusing or failing to cooperate with an investigation

1 commenced by the commission under this chapter; or

2 (15) Engaging in other conduct that constitutes improper,  
3 fraudulent, or dishonest dealing.

4  
5 SECTION 44. TEMPORARY LANGUAGE. DO NOT CODIFY. Change of heading for  
6 Title 17, Chapter 42, Subchapter 5.

7 The authority to change the heading of Title 17, Chapter 42, Subchapter  
8 5 rests with the Code Revisor. The Code Revisor shall change the heading of  
9 Title 17, Chapter 42, Subchapter 5 from “Renewal of Licenses” To “Real Estate  
10 and Property Management Education”.

11  
12 SECTION 45. DO NOT CODIFY. Rules implementing this act.

13 (a) The Arkansas Real Estate Commission shall promulgate rules  
14 necessary to implement this act.

15 (b)(1) When adopting the initial rules to implement this act, the  
16 final rules shall be filed with the Secretary of State for adoption under §  
17 25-15-204(f):

18 (A) On or before July 1, 2024; or

19 (B) If approval under § 10-3-309 has not occurred by July  
20 1, 2024, as soon as practicable after approval under § 10-3-309.

21 (2) The commission shall file the proposed rules with the  
22 Legislative Council under § 10-3-309(c) sufficiently in advance of July 1,  
23 2024, so that the Legislative Council may consider the rule for approval  
24 before July 1, 2024.

25 (c)(1) The General Assembly finds that:

26 (A) Each of the existing rules of the commission is  
27 necessary for the efficient operation of the commission; and

28 (B) The repeal of any of the commission’s rules would  
29 cause unnecessary hardship and may render the commission unable to fully  
30 discharge its duties and responsibilities.

31 (2) Therefore, it is the intent of the General Assembly that the  
32 rules promulgated to implement this act should be exempt from the provision  
33 of Executive Order 23-02 which requires an agency to simultaneously submit  
34 two rules for repeal for every one rule presented for rulemaking to a  
35 legislative committee of the General Assembly.

36