BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that many jurisdictions require a high school education as a basic minimum educational requirement in a professional working environment. Many states currently require a high school education or its equivalent as a condition of licensure for real estate licensees.

The purpose of this Act is to require a high school education or its equivalent as a condition for obtaining a license as a real estate broker or real estate salesperson.

SECTION 2. Section 467-9.5, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) No individual shall be eligible for the licensing examination unless the individual is:

(1) [A] Is a United States citizen, a United States national, or an alien authorized to work in the United States, and of the age of majority; and

(2) Applying for; or

(2) Is of the age of majority;
(3) Has earned a high school diploma or its equivalent; and

(4) Is applying for:

(A) The real estate salesperson examination and has satisfactorily completed a commission-approved prelicensing course for real estate salesperson candidates, which includes real estate principles, or its equivalent as determined by the commission; or

(B) The real estate broker examination and:

(i) Holds a current, unencumbered Hawaii real estate salesperson license or a current, unencumbered real estate salesperson or broker license in another state or in a jurisdiction recognized by the Association of Real Estate License Law Officials, with an equivalent real estate licensing law as determined by the commission;

(ii) Has satisfactorily completed a commission-approved prelicensing course for real estate
broker candidates, or its equivalent as
determined by the commission; and

(iii) Has experience as a full-time Hawaii-
licensed real estate salesperson associated
with a Hawaii-licensed real estate broker
for at least three years of the five-year
period immediately prior to the submission
of the experience certification application
and has practical real estate salesperson
experience, as certified by the principal
broker, principal brokers, broker in charge,
or brokers in charge, as the case may be,
during the subject period. The candidate
shall secure commission approval of the
candidate's experience certification
application prior to the date of the
examination. Subject to commission
approval, a candidate may request a
determination of equivalency for the
experience requirement based on real estate
salesperson license experience or a current,
unencumbered real estate broker license in
another state, or in a jurisdiction
recognized by the Association of Real Estate
License Law Officials, with an equivalent
real estate licensing law as determined by
the commission."

SECTION 3. This Act shall not apply to licensees who have
been duly licensed as a real estate broker or salesperson prior
to the effective date of this Act. This Act shall apply only to
new applicants who are applying for licensure as a real estate
broker or salesperson for the first time on or after the
effective date of this Act.

SECTION 4. Statutory material to be repealed is bracketed
and stricken. New statutory material is underscored.

SECTION 5. This Act shall take effect on July 1, 2020.
Report Title:
Real Estate Licenses; Prerequisites; High School Education or Equivalent

Description:
Requires a high school education or its equivalent as a condition for new applicants to obtain a license as a real estate broker or real estate salesperson. Effective 7/1/2020. (CD1)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.