



South Carolina Real Estate

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Licensing Requirements

South Carolina Real Estate Licensing Requirements

The information contained below is designed to provide a summary of the minimum education requirements established by the South Carolina Real Estate Commission. The information provided below can be found on the Commission's website. However, we recommend you contact the Real Estate Commission for more detailed information and for any changes which may have occurred.

Salesperson License Requirements

Must be at least 18 years of age

Must have a high school diploma or equivalent

Complete a 60 hour Commission approved course in the fundamentals of real estate

Pass the state examination

Submit application with associated fees

Within one year after passing the examination, the applicant must be sponsored by a broker-in-charge and apply for a provisional sales license



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Salesperson Post License Requirements

During the first year of licensure, the provisional salesperson must complete an additional 30 hours of Commission approved postlicense education.

Submit proof of postlicense education course completion, an application, and fees to the commission to upgrade to a Salesperson license

Broker License Requirements

Must be at least 21 years of age

Must have a high school diploma or equivalent

Complete 150 hours education (90 hours of which may be the hours required for a salesperson license)

Must have obtained 3 years of experience within the past 5 years with a salesperson license (or other Board approved alternatives)

Pass the state examination

Submit application and associated fees



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Continuing Education Requirements

As a condition of active license renewal, a broker or salesman shall provide proof of satisfactory completion biennially of eight hours of continuing education in courses approved by the department and taught by instructors approved by the department. License expire June 30 every two years.

The eight hours shall include a minimum of four hours of instruction in the core course, Trid Safely in a Flood of Disclosure.

Licensees who have an expiration date of June 30, 2017, will need to complete four (4) hours of elective and four (4) hours of core real estate continuing education to enable them to renew their credential.

Licensees who have an expiration date of June 30, 2018, will need to complete six (6) hours of elective and four (4) hours of core real estate continuing education to enable them to renew their credential. As part of their 2018 renewal, Brokers-in-Charge must complete the four (4) hour Broker-in-Charge continuing education course which will count towards satisfying their elective requirement of six (6) hours.

South Carolina has reciprocity agreements with: Georgia and West Virginia.

