



Texas Real Estate

Licensing Requirements

Presented by Careerwebschool.com

Texas Real Estate Licensing Requirements

The information contained below is designed to provide a summary of the minimum education, experience, and examination requirements established by the Texas 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 18 years of age

Must be a citizen of the United States or a lawfully admitted alien

Must be a legal resident of Texas

Must furnish the Commission satisfactory evidence of successfully completing the following education:

- a) Principles of Real Estate core real estate course (60 hours)
- b) Law of Agency core real estate course (30 hours)
- c) Law of Contracts core real estate course (30 hours)
- d) Real Estate Finance (30 hours)
- e) Promulgated Contracts Form (30 hours)



Texas Real Estate Licensing Requirements

Salesperson License Requirements (continued)

Evidence of successful completion shall be presented via credit transcript or certificate prior to filing a Salesperson License Application form. DO NOT submit original transcripts and/or course completion certificates. Keep the originals for your personal files and send photocopies to the Commission.

To be eligible to apply for a real estate Salesperson License you must first obtain a letter from the Commission attesting to satisfaction of all education requirements. THE EVALUATION OF EDUCATION DOCUMENTS MUST BE PERFORMED BEFORE THE APPLICATION CAN BE FILED.

To obtain an evaluation of your education documents submit the form, Request for Evaluation of Education Documents.

A fee of \$30.00 is required for the evaluation of education documents for the purpose of determining if education requirements have been satisfied. This fee is good for one year. Please submit copies of your transcripts or course certificates with your request for evaluation. DO NOT submit original documents.

For more information about becoming a real estate Salesperson in the state of Texas, please visit: <http://www.trec.state.tx.us/>



Texas Real Estate Licensing Requirements

Salesperson License Requirements (continued)

For Those Applying On or After September 1, 2012:

A Salesperson is required to have completed a total of 18 semester (270 classroom) hours of education, by the end of their second year of licensure. On the chart below, one can see that 180 of those classroom hours in core real estate courses must be completed within 1yr of the Salespersons application filing date. Please note that this means only 6 additional semester (90 classroom) hours in core real estate courses are required to be filed during the term of the license as a licensed Salesperson. These hours are known as SAE, or Salesperson Apprentice Education. **These 90 additional classroom hours in core real estate for the SAE must be submitted and on the TREC system by the end of the first year of licensure.**

Accumulated Hours Required for Real Estate Salespersons Applying On or After September 1, 2012

Required Within 1 year of Filing the Application	Core Classroom Hours 180 hours, as follows: <ul style="list-style-type: none"> ○ 60 in Principles of Real Estate ○ 30 in Law of Agency ○ 30 in Law of Contracts ○ 30 in Real Estate Finance ○ 30 in Promulgated Contract Forms 	180 Total Classroom
--	--	---------------------

Once licensed, the salesperson must then complete an additional 90 core real estate classroom hours during the term of the license, for the totals seen below:

At 1 st Renewal (end of 2nd year)	180 hours	90 hours	270 total hours
---	-----------	----------	-----------------

Note: Should all 270 hours be completed at the time the application is submitted, the licensee will have satisfied the SAE requirements and MCE hours will not be required for their first renewal. Core credit will not be awarded for the same core courses taken within two years of each other.

Texas Real Estate Licensing Requirements

Continuing Education Requirements

Complete 15 hours of state approved courses every 2 years, these courses must include 6 hours of Mandatory legal courses including:

- a) Legal Updates 1 and Legal Updates 2 (both 4 hours)
- b) 10 hours of elective CE

Pass a course final exam for mandatory legal courses (grade of 70 required to pass).

All sales agents renew every 2 years in the month their license was received.

