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RWH/CL

P.L. 2019, CHAPTER 177, *approved July 19, 2019*
Senate, No. 2472 (*First Reprint*)

1 AN ACT concerning real estate licensees, and amending P.L.1966,
2 c.227 and P.L.2009, c.238.

3
4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6
7 ¹[1. Section 1 of P.L.1966, c.227 (C.45:15-10.1) is amended to
8 read as follows:

9 1. a. As a prerequisite to admission to an examination, every
10 individual applicant for licensure as a real estate salesperson or a
11 real estate referral agent shall give evidence of satisfactory
12 completion of 75 hours in the aggregate of such courses of
13 education in real estate subjects at a school licensed by the
14 commission as the commission shall by regulation prescribe. At
15 least three hours of that course of study shall be on the subject of
16 ethics and ethical conduct in the profession of a real estate
17 salesperson, and at least one hour of that course of study shall be on
18 the subject of fair housing and housing discrimination.

19 b. As a prerequisite to admission to an examination, every
20 individual applicant for licensure as a real estate broker or broker-
21 salesperson shall give evidence of satisfactory completion of 150
22 hours in the aggregate of such courses of education in real estate
23 and related subjects at a school licensed by the commission as the
24 commission shall by regulation prescribe. Thirty hours of that
25 course of study shall be on the subject of ethics and ethical conduct
26 in the profession of a real estate broker, and at least one hour of that
27 course of study shall be on the subject of fair housing and housing
28 discrimination.

29 The commission may approve courses in specialized aspects of
30 the real estate brokerage business offered by providers who are not
31 the holders of a real estate school license pursuant to section 47 of
32 P.L.1993, c.51 (C.45:15-10.4), the completion of which may be
33 recognized as fulfilling a portion of the total broker pre-licensure
34 education requirements.

35 (cf: P.L.2009, c.238, s.5)]¹

36
37 ¹1. Section 1 of P.L.1966, c.227 (C.45:15-10.1) is amended to
38 read as follows:

39 1. a. As a prerequisite to admission to an examination, every
40 individual applicant for licensure as a real estate salesperson shall
41 give evidence of satisfactory completion of 75 hours in the

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate floor amendments adopted March 14, 2019.

1 aggregate of such courses of education in real estate subjects at a
2 school licensed by the commission as the commission shall by
3 regulation prescribe. At least three hours of that course of study
4 shall be on the subject of ethics and ethical conduct in the
5 profession of a real estate salesperson, and at least one hour of that
6 course of study shall be on the subject of fair housing and housing
7 discrimination.

8 b. As a prerequisite to admission to an examination, every
9 individual applicant for licensure as a real estate broker or broker-
10 salesperson shall give evidence of satisfactory completion of 150
11 hours in the aggregate of such courses of education in real estate
12 and related subjects at a school licensed by the commission as the
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14 course of study shall be on the subject of ethics and ethical conduct
15 in the profession of a real estate broker, and at least one hour of that
16 course of study shall be on the subject of fair housing and housing
17 discrimination.

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19 the real estate brokerage business offered by providers who are not
20 the holders of a real estate school license pursuant to section 47 of
21 P.L.1993, c.51 (C.45:15-10.4), the completion of which may be
22 recognized as fulfilling a portion of the total broker pre-licensure
23 education requirements.¹

24 (cf: P.L.2018, c.71, s.6)

25

26 ¹[2. Section 27 of P.L.2009, c.238 (C.45:15-16.2e) is amended
27 to read as follows:

28 27. a. Not less than 50 percent of the continuing education
29 courses of study that a broker, broker-salesperson or salesperson are
30 required to complete as a condition for license renewal shall be
31 comprised of one or more of the following core topics:

- 32 (1) Agency;
- 33 (2) Disclosure;
- 34 (3) Legal issues;
- 35 (4) Ethics;
- 36 (5) Fair housing and housing discrimination;
- 37 (6) Rules and regulations; and
- 38 (7) Any other core topics that the New Jersey Real Estate
39 Commission may prescribe by rule.

40 In no event shall the commission require that courses in these
41 core topics comprise more than 60 percent of the total continuing
42 education hours required for the renewal of any license.

43 b. In the case of continuing education courses and programs,
44 each hour of instruction shall be equivalent to one credit.

45 c. Notwithstanding the provisions of subsection a. of this
46 section, the commission shall require that the continuing education
47 courses of study that a broker, broker-salesperson or salesperson are
48 required to complete as a condition for license renewal shall be

1 comprised of at least one hour on the core topic fair housing and
2 housing discrimination during each biennial license term.
3 (cf: P.L.2009, c.238, s.27)】¹

4
5 ¹2. Section 27 of P.L.2009, c.238 (C.45:15-16.2e) is amended to
6 read as follows:

7 27. a. Not less than 50 percent of the continuing education
8 courses of study that a broker, broker-salesperson or salesperson are
9 required to complete as a condition for license renewal shall be
10 comprised of one or more of the following core topics:

- 11 (1) Agency;
- 12 (2) Disclosure;
- 13 (3) Legal issues;
- 14 (4) Ethics, which shall not be less than two hours;
- 15 (5) Fair housing;
- 16 (6) Rules and regulations;
- 17 (7) Real estate licensee safety;
- 18 (8) Financial literacy and planning; and
- 19 (9) Any other core topics that the New Jersey Real Estate
20 Commission may prescribe by rule.

21 In no event shall the commission require that courses in these
22 core topics comprise more than 60 percent of the total continuing
23 education hours required for the renewal of any license.

24 b. In the case of continuing education courses and programs,
25 each hour of instruction shall be equivalent to one credit.

26 c. Notwithstanding the provisions of subsection a. of this
27 section, the commission shall require that the continuing education
28 courses of study that a broker, broker-salesperson or salesperson are
29 required to complete as a condition for license renewal shall be
30 comprised of at least one hour on the core topic of fair housing and
31 housing discrimination during each biennial license term.¹
32 (cf: P.L.2018, c.71, s.15)

33
34 3. This act shall take effect on the 90th day next following
35 enactment, except the New Jersey Real Estate Commission may
36 take any anticipatory administrative action in advance as shall be
37 necessary for the implementation of this act.

38
39
40
41
42 _____
43 Requires certain real estate licensees to complete courses of
study concerning fair housing and housing discrimination.

SENATE, No. 2472

STATE OF NEW JERSEY
218th LEGISLATURE

INTRODUCED APRIL 12, 2018

Sponsored by:
Senator TROY SINGLETON
District 7 (Burlington)

SYNOPSIS

Requires certain real estate licensees to complete courses of study concerning fair housing and housing discrimination.

CURRENT VERSION OF TEXT

As introduced.



S2472 SINGLETON

2

1 AN ACT concerning real estate licensees, and amending P.L.1966,
2 c.227 and P.L.2009, c.238.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. Section 1 of P.L.1966, c.227 (C.45:15-10.1) is amended to
8 read as follows:

9 1. a. As a prerequisite to admission to an examination, every
10 individual applicant for licensure as a real estate salesperson or a
11 real estate referral agent shall give evidence of satisfactory
12 completion of 75 hours in the aggregate of such courses of
13 education in real estate subjects at a school licensed by the
14 commission as the commission shall by regulation prescribe. At
15 least three hours of that course of study shall be on the subject of
16 ethics and ethical conduct in the profession of a real estate
17 salesperson, and at least one hour of that course of study shall be on
18 the subject of fair housing and housing discrimination.

19 b. As a prerequisite to admission to an examination, every
20 individual applicant for licensure as a real estate broker or broker-
21 salesperson shall give evidence of satisfactory completion of 150
22 hours in the aggregate of such courses of education in real estate
23 and related subjects at a school licensed by the commission as the
24 commission shall by regulation prescribe. Thirty hours of that
25 course of study shall be on the subject of ethics and ethical conduct
26 in the profession of a real estate broker, and at least one hour of that
27 course of study shall be on the subject of fair housing and housing
28 discrimination.

29 The commission may approve courses in specialized aspects of
30 the real estate brokerage business offered by providers who are not
31 the holders of a real estate school license pursuant to section 47 of
32 P.L.1993, c.51 (C.45:15-10.4), the completion of which may be
33 recognized as fulfilling a portion of the total broker pre-licensure
34 education requirements.

35 (cf: P.L.2009, c.238, s.5)

36

37 2. Section 27 of P.L.2009, c.238 (C.45:15-16.2e) is amended to
38 read as follows:

39 27. a. Not less than 50 percent of the continuing education
40 courses of study that a broker, broker-salesperson or salesperson are
41 required to complete as a condition for license renewal shall be
42 comprised of one or more of the following core topics:

43 (1) Agency;

44 (2) Disclosure;

45 (3) Legal issues;

EXPLANATION – Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

- 1 (4) Ethics;
- 2 (5) Fair housing and housing discrimination;
- 3 (6) Rules and regulations; and
- 4 (7) Any other core topics that the New Jersey Real Estate
- 5 Commission may prescribe by rule.

6 In no event shall the commission require that courses in these
7 core topics comprise more than 60 percent of the total continuing
8 education hours required for the renewal of any license.

9 b. In the case of continuing education courses and programs,
10 each hour of instruction shall be equivalent to one credit.

11 c. Notwithstanding the provisions of subsection a. of this
12 section, the commission shall require that the continuing education
13 courses of study that a broker, broker-salesperson or salesperson are
14 required to complete as a condition for license renewal shall be
15 comprised of at least one hour on the core topic fair housing and
16 housing discrimination during each biennial license term.

17 (cf: P.L.2009, c.238, s.27)

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19 3. This act shall take effect on the 90th day next following
20 enactment, except the New Jersey Real Estate Commission may
21 take any anticipatory administrative action in advance as shall be
22 necessary for the implementation of this act.

23

24

25 STATEMENT

26

27 This bill requires real estate licensees to complete at least one
28 hour of education concerning fair housing and housing
29 discrimination as a prerequisite for licensure as a broker, broker-
30 salesperson, salesperson, or referral agent, and complete at least one
31 hour of continuing education concerning fair housing and housing
32 discrimination during each biennial license term as a broker,
33 broker-salesperson, or salesperson.

SENATE COMMERCE COMMITTEE

STATEMENT TO

SENATE, No. 2472

STATE OF NEW JERSEY

DATED: MARCH 4, 2019

The Senate Commerce Committee reports favorably Senate Bill No. 2472.

This bill requires real estate licensees to complete at least one hour of education concerning fair housing and housing discrimination as a prerequisite for licensure as a broker, broker-salesperson, salesperson, or referral agent, and complete at least one hour of continuing education concerning fair housing and housing discrimination during each biennial license term as a broker, broker-salesperson, or salesperson.

STATEMENT TO
SENATE, No. 2472

with Senate Floor Amendments
(Proposed by Senator SINGLETON)

ADOPTED: MARCH 14, 2019

This Senate amendment makes a technical correction that is necessary to update the sections of law to the current version of the law.

ASSEMBLY, No. 3756

STATE OF NEW JERSEY 218th LEGISLATURE

INTRODUCED APRIL 5, 2018

Sponsored by:

Assemblywoman CAROL A. MURPHY

District 7 (Burlington)

Assemblyman HERB CONAWAY, JR.

District 7 (Burlington)

Assemblyman ARTHUR BARCLAY

District 5 (Camden and Gloucester)

SYNOPSIS

Requires certain real estate licensees to complete courses of study concerning fair housing and housing discrimination.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning real estate licensees, and amending P.L.1966,
2 c.227 and P.L.2009, c.238.

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5 Commission may prescribe by rule.

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7 core topics comprise more than 60 percent of the total continuing
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10 each hour of instruction shall be equivalent to one credit.

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13 courses of study that a broker, broker-salesperson or salesperson are
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16 housing discrimination during each biennial license term.

17 (cf: P.L.2009, c.238, s.27)

18

19 3. This act shall take effect on the 90th day next following
20 enactment, except the New Jersey Real Estate Commission may
21 take any anticipatory administrative action in advance as shall be
22 necessary for the implementation of this act.

23

24

25

STATEMENT

26

27 This bill requires real estate licensees to complete at least one
28 hour of education concerning fair housing and housing
29 discrimination as a prerequisite for licensure as a broker, broker-
30 salesperson, salesperson, or referral agent, and complete at least one
31 hour of continuing education concerning fair housing and housing
32 discrimination during each biennial license term as a broker,
33 broker-salesperson, or salesperson.

ASSEMBLY REGULATED PROFESSIONS COMMITTEE

STATEMENT TO

ASSEMBLY, No. 3756

with committee amendments

STATE OF NEW JERSEY

DATED: DECEMBER 3, 2018

The Assembly Regulated Professions Committee reports favorably and with committee amendments Assembly Bill No. 3756.

This bill requires real estate licensees to complete at least one hour of education concerning fair housing and housing discrimination as a prerequisite for licensure as a broker, broker-salesperson, or salesperson, and complete at least one hour of continuing education concerning fair housing and housing discrimination during each biennial license term as a broker, broker-salesperson, or salesperson.

COMMITTEE AMENDMENTS:

This technical committee amendment is necessary to update the sections of law to the current version of law.

Governor Murphy Takes Action on Legislation

07/19/2019

TRENTON – Today, Governor Phil Murphy signed the following bills and resolutions into law:

AJR26 (Downey, Houghtaling, Quijano, Mosquera, Vainieri Huttle, Benson, Jasey, McKnight/Pou, Codey) - Designates September of each year as "Youth Suicide Prevention Awareness Month" in New Jersey.

AJR87 (Murphy, Mosquera, Pinkin/Singleton, Addiego) - Designates January 11 of each year as "Alice Paul Day" in New Jersey.

A769 (Caputo, Giblin, Vainieri Huttle/A.R. Bucco, Ruiz) - Requires school districts to incorporate age-appropriate sexual abuse and assault awareness and prevention education in grades preschool through 12 as part of New Jersey Student Learning Standards in Comprehensive Health and Physical Education.

A1048 (Houghtaling, Downey, Mukherji, Holley/Turner, Stack) - Requires property tax bills to contain eligibility information on State tax relief programs.

A1190 (Jones, Giblin, Mukherji/Beach, Cruz-Perez) - Concerns appointment of person to control funeral and disposition of human remains.

A1369 (Kennedy, DeAngelo, Vainieri Huttle, Benson, Quijano/Greenstein, Addiego) - Allows for cancellation of certain service contracts without paying early termination fee if customer becomes deceased prior to end of service contract.

A1428 (McKnight, Chaparro, Chiaravalloti, Vainieri Huttle/Ruiz, Cunningham) - Requires Department of Education to develop guidelines for school districts concerning child trafficking awareness and prevention.

A3766 (Armato, Houghtaling, Murphy, Jones/Corrado) - Requires public officer or employee to forfeit pension upon conviction for corruption of public resources, sexual contact, lewdness, or sexual assault when offense involves or touches upon public office or employment.

A5162 (Speight, Reynolds-Jackson/Beach) - Permits county board of chosen freeholders to increase membership of county board of elections.

A5456 (Armato, Kennedy, Speight/Greenstein, Bateman) - Authorizes NJ Infrastructure Bank to expend certain sums to make loans for environmental infrastructure projects for FY2020.

A5457 (Danielsen, Swain, Milam/Codey) - Appropriates funds to DEP for environmental infrastructure projects for FY2020.

A5462 (Milam, Speight, Murphy/Smith) - Modifies powers and duties of New Jersey Infrastructure Bank.

S692 (Ruiz, Sarlo/Jasey, Caputo, Holley) - Prohibits the DOE from regulating maximum salary amount school district may pay its superintendent of schools and codifies standards for contract review.

S756 (Diegnan, Turner/Calabrese, Sumter, Pinkin) - Updates notice of elections requirements to include information for voter to obtain polling place locations.

S858 (Turner, Diegnan/Jasey, Caputo) - Requires teachers of health and physical education in grades kindergarten through six in public schools to possess appropriate endorsement to instructional certificate.

S954 (Vitale, Singleton, Madden/Conaway, Moriarty, Sumter, McKnight, Mukherji, Downey) - Enters New Jersey in enhanced multistate Nurse Licensure Compact.

S1373 (Andrzejczak/Land, Milam) - Expands option of governmental home health care agency to partner with non-governmental providers to deliver health care services.

S1707 (Oroho, Bateman, Andrzejczak/Space, Wirths) - Exempts governmental entities acquiring lands for open space located in a deed-authorized common interest community from paying community fees if, at time of acquisition, community has never been formed or has been dissolved or discontinued.

S1761 (Weinberg, Singleton/Pintor Marin, Lampitt, Pinkin, Munoz, McKeon) - Expands the Address Confidentiality Program to include victims of sexual assault and stalking; and reproductive health service patients and providers.

S1799 (A.R. Bucco/A.M. Bucco, Murphy, Caputo) - Increases membership of fire safety commission in DCA.

S2472 (Singleton, Murphy/Conaway, Timberlake) - Requires certain real estate licensees to complete courses of study concerning fair housing and housing discrimination.

S2489 (Cruz-Perez, Turner/Mosquera, Jones, Holley, McKnight, Downey) - Requires board of education to post information about child abuse hotline in each school.

S2575 (Diegnan, Greenstein/Karabinchak, Reynolds-Jackson) - Establishes task force to examine and make recommendations regarding implementation of "Anti-Bullying Bill of Rights Act."

S2944 (Ruiz, Cunningham/Pintor Marin, McKnight, Chiaravalloti) - Permits certain council members to appoint up to four fulltime equivalent aides; allows these aide positions to be divided into part-time positions.

S2994 (Ruiz/Freiman, McKeon, Schaer) – Concerns refunds following terminations or cancellations of guaranteed asset protection waivers.

S3043 (Madden, Oroho/Mosquera, Pintor Marin) - Clarifies that family day care providers or other persons who are subjects of criminal history record back checks have access to disqualifying information.

S3452 (Ruiz, Pou/Lopez, Holley, Schaer) - Requires certain consumer reporting agencies to make consumer reports available to consumers in Spanish and certain other languages.

S3899 (Ruiz/Burzichelli) - Allows TPAF retiree to be employed, without TPAF reenrollment, by school district as certificated superintendent or administrator for more than two years when in best interests of school district.