

# PUBLIC HEARING - August 14, 2024

NOTICE OF INTENT TO ADOPT PROPOSED  
AMENDMENTS TO THE GEORGIA REAL ESTATE COMMISSION RULES  
CHAPTER 520  
Rule 520-1-.05 & Rule 520-2-.04  
AND NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

Notice is hereby given that pursuant to the authority set forth below, the Georgia Real Estate Commission (hereinafter "Commission") proposes amendments to the Georgia Real Estate Commission Rules, Chapter 520; Rule 520-1-.05 & Rule 520-2-.04 (hereinafter "proposed rule amendments").

This notice, together with an exact copy of the proposed rule amendments and a synopsis of the proposed rule amendments, is being disseminated to all persons who have requested, in writing, that they be placed on a distribution list. A copy of this notice, an exact copy of the proposed rule amendments, and a synopsis of the proposed rule amendments may be reviewed during normal business hours of 8:00 a.m. to 4:30 p.m., Monday through Friday, except official State holidays, at the Georgia Real Estate Commission, Suite 1000 International Tower, 229 Peachtree Street, N. E. Atlanta, Georgia 30303. These documents will also be available for review on the Georgia Real Estate Commission web page at <http://www.grec.state.ga.us>. Copies may also be requested by contacting the Commission office at (404) 656-3916. A public hearing will be held at 9:30 a.m. on August 14th, 2024, at the Georgia Real Estate Commission, Suite 1000 International Tower, 229 Peachtree Street, N. E., Atlanta, Georgia 30303 to provide the public an opportunity to comment upon and provide input into the proposed rule amendments.

At the public hearing anyone may present data, make a statement, comment, or offer a viewpoint or argument whether orally or in writing. Lengthy statements or statements of a considerable technical or economic nature, as well as previously recorded messages, shall be submitted for the official record. Oral statements should be concise and will be limited to five (5) minutes per person. Additional comments should be presented in writing. Written comments are welcome. Such written comments shall be legible and signed, should contain contact information from the maker (address, telephone number and/or email) and be received in the office prior to the close of

business (4:30 P.M.) on August 5th, 2024, to allow for timely processing. Written comments should be addressed to Frank Lynn Dempsey, Georgia Real Estate Commission, Suite 1000 International Tower, 229 Peachtree Street, N. E., Atlanta, Georgia 30303.

The proposed rule amendments will be considered for adoption by the Commission at its meeting on August 14th, 2024, at 9:30 a.m. following the public hearing. According to the Department of Law, State of Georgia, the Georgia Real Estate Commission has the authority to adopt proposed rule amendments to Rule 520-1-.05 & Rule 520-2-.04 pursuant to authority contained in O.C.G.A. §§ 43-40-2 (e).

The Commission will consider at its meeting on August 14th, 2024, whether the formulation and adoption of the proposed rule amendments imposes excessive regulatory cost on any Georgia real estate licensee and whether any cost to comply with the proposed rule amendments could be reduced by a less expensive alternative that fully accomplishes the objectives of O.C.G.A. § 43-40-2 (e).

Additionally, at the meeting on August 14th, 2024, the Commission will consider whether it is legal or feasible to meet the objectives of O.C.G.A. § 43-40-2 (e) to adopt or implement differing actions for businesses as listed in O.C.G.A. § 50-13-4 (a), (3)(A), (B), (C) and (D). The Commission will consider whether the formulation and adoption of the proposed rule amendments will impact every real estate licensee in the same manner.

For further information, contact the Commission at (404) 656-3916.

This notice is given in compliance with O.C.G.A. § 50-13-4.

This 11<sup>th</sup> day of July 2024.

A handwritten signature in black ink, appearing to read "Lynn Dempsey". The signature is fluid and cursive, with the first name "Lynn" being more prominent than the last name "Dempsey".

Lynn Dempsey

Georgia Real Estate Commissioner

Posted: July 11, 2024

SYNOPSIS OF PROPOSED AMENDMENTS TO THE  
GEORGIA REAL ESTATE COMMISSION RULES

CHAPTER 520

Rule 520-1-.05

Purpose: The purpose of this proposed amendment is to ensure a minimal level of competence from licensed Georgia Brokers while conducting real estate brokerage activities. A minimal level of competence protects the public interest in real estate which is the core mission of the Georgia Real Estate Commission.

Main Feature: Requiring a minimum of eighteen continuing education hours on the topic of Broker education. The 18 hours will be a portion of the 36 hours of continuing education currently required of Georgia brokers each 4-year renewal period. The 18 hours will address core activities performed by Georgia brokers in their daily real estate activities.

DIFFERENCES BETWEEN THE EXISTING RULES AND THE PROPOSED  
AMENDMENTS TO THE GEORGIA REAL ESTATE COMMISSION RULES

CHAPTER 520

Rule 520-1-.05

[Note: underlined text is proposed to be added; strikethrough text is proposed to be deleted.]

(1) **Required Education.**

(f) A Broker or Associate Broker shall satisfactorily complete at least eighteen (18) hours of continuing education on the topic of Broker education, as detailed in Rule 520-2-.04, during each renewal period. The effective date of this requirement shall be July 1, 2025. Any Broker or Associate Broker who renews an active license on or after this date must have completed at least eighteen (18) hours of continuing education on the topic of Broker education to renew.

Authority: O.C.G.A. Secs. [43-40-1](#), [43-40-2](#), [43-40-8](#), [43-40-9](#), [43-40-12](#), [43-40-14](#), [43-40-25](#).

SYNOPSIS OF PROPOSED AMENDMENTS TO THE  
GEORGIA REAL ESTATE COMMISSION RULES

CHAPTER 520

Rule 520-2-.04

Purpose: The purpose of this rule is to define the subject matter of continuing education courses offered as Broker continuing education courses.

Main Features: Broker continuing education courses shall be a minimum of three credit hours long and shall contain subject matter on any of the following topics: training Licensees, supervising Licensees, reviewing Brokerage Agreements, and managing a Firm.

These topics are broad enough that Broker continuing education courses can be developed by real estate Schools and offered to Brokers practicing all types of real estate brokerage activities. Real estate brokerage activities include residential and commercial transactions, property management, community association management, apartment management, and auctions.

DIFFERENCES BETWEEN THE EXISTING RULES AND THE PROPOSED  
AMENDMENTS TO THE GEORGIA REAL ESTATE COMMISSION RULES

CHAPTER 520

Rule 520-2-.04

[Note: underlined text is proposed to be added; strikethrough text is proposed to be deleted.]

(6) **Continuing Education Courses.**

(g) Effective, July 1, 2025, any course developed to qualify as a continuing education course on the topic of Broker education under Rule 520-1-(05) (1) (f) shall have a minimum of three credit hours and shall only contain subject material on any of the following: training Licensees, supervising Licensees, completing or reviewing Brokerage Agreements, and managing a Firm.

Authority O.C.G.A. Secs. 43-40-2, 43-40-3, 43-40-7, 43-40-12, 43-40-14, 43-40-16, 43-40-19, 43-40-20, 43-40-27, 43- 40-27.1.