

State of the Georgia Real Estate Commission – October 2025

About: What we do

The Georgia Real Estate Commission administers the license law that regulates brokers, salespersons, and community association managers. The staff of the Commission also support the Georgia Real Estate Appraisers Board, which regulates appraisers and Appraisal Management Companies.

As a regulatory body, the role of the Commission is not to protect the industry or the profession that it regulates, nor to protect consumers. It is not the role of regulators to be advocates for either a profession or consumers. Instead, the role of the regulators is to protect the public interest.

Protecting the public interest means assuring every individual's right to justice and equal opportunity. Regulators protect the public interest when they deny the right to practice to the incompetent and unscrupulous. Regulators protect the public interest when they eliminate barriers that unreasonably limit entry into a field of practice. Regulators protect the public interest when they refuse to use licensing or registration laws to settle private disputes. Regulators protect the public interest when they refuse to use licensing or registration laws to advance the interest of private trade associations. Regulators protect the public interest when they encourage free and open markets. Therefore, the public interest demands that regulators use their best efforts to achieve impartiality.

To enforce these laws fairly and impartially, the members of the Real Estate Commission and its staff must:

- understand the attitudes and actions of both consumers and licensees in brokerage transactions and in their relationship with the Commission while relying on their experience as consumers and licensees to provide background for this understanding and to render fair and impartial treatment;
- make judgments and reach conclusions only after careful review of all relevant facts and opinions regarding allegations of wrongdoing and recommend modifications to the existing laws or new laws or regulations;
- supervise and administer the regulatory and disciplinary powers of the license law to provide that licensees and the public receive due process rights;
- generate rules and regulations that are reasonable, within the limits of the legislative law, and economically feasible to administer and enforce;
- communicate with licensees and the public to assure the appropriate dissemination of the laws and to obtain opinions and concerns regarding the nature and content of the laws;
- develop policies and procedures that are administratively feasible and not unduly burdensome to the public and licensees;
- respect and consider all opinions and views concerning the nature of the laws and their administration;
- express opinions on matters of conscience and policy in appropriate forums;
- and cooperate with their colleagues in the real estate community to improve the level of professionalism and knowledge concerning the nature and transaction of real property.

Executive Officers



Real Estate Commissioner
Mr. Lynn Dempsey



Deputy Commissioner
Mr. Craig Coffee

Current Members



Chair: Mr. Jerry Warshaw



Vice Chair: Mr. Steve Graves



Member: Ms. DeAnn Golden



Member: Mr. Cedric Matheny



Member: Ms. Brenda Thompson



Public Member: Mr. Lee Dollar

Staff: The Incredible Team

- 15 Full Time Employees – 5 in Investigations Department, 5 in Licensing Department, 2 in IT and 3 in Administration
- 10 Part Time Employees

Actively hiring for Call Center Representatives and Real Estate Investigators

Recent News to Note:

The Commission's proposed Rule amending the current continuing education requirements to require specific Broker CE has been approved by the Governor's office. Effective July 1, 2025, all Brokers will be required to complete a minimum of eighteen (18) CE hours of topics specific to Broker education, inclusive of the 36 hours of CE currently required.

Licensing

<i>1-Oct-25</i>	Active	Inactive	All
Brokers	20,073	2,896	22,969
Salespersons	66,258	15,502	81,760
CAMs	564	183	747
Firms	12,247	657	12,904
	99,142	19,238	118,380
	84%	16%	

The Commission has issued an average of 284 new licenses per month in FY26!

Budget

\$3,133,354 for FY26

Investigative Cases

1032 Pending Cases of which 931 are real estate cases and 101 are appraiser cases.

Current Projects

Building an Online Portal for submitting applications and accepting credit card payments.