



This Issue

Renewing Your License	P. 1-2
Disciplinary Stats	P. 1
GREC Job Opportunity	P. 2
Focus on Terminology	P. 2

2020 Calendar

In-Class Schedules and
Events TBA

Link to the
Georgia Real
Estate License
Laws, Rules,
and Regulations

Link to GREC
Disciplinary
Actions
View Current
Suspensions and
Revocations

Link to Proposed
Rule Changes

**Georgia Real Estate
Commission**
Suite 1000
International Tower
229 Peachtree Street NE
Atlanta, GA 30303-1605
Phone 404-656-3916

Renewing your License

Basic License Renewal

- You can renew your license 24 hours a day, seven days a week, up to 120 days (4 months) prior to the renewal date. You must renew by midnight of your renewal due date to avoid lapsing and incurring a late fee. (Renewals include Salesperson, Associate Broker, Broker, CAM, Firm, and Appraisers.
- Online renewals will be discounted by \$25 and must be processed by midnight on last day of the month, or a late fee will apply.
- You may renew online by clicking on [Licensed Professionals](#) and go to the Online Services Login on the GREC home page.

Renewal Before Completing CE

- **If you renew your license before you complete your education courses,** your license is placed **Inactive** and you cannot practice real estate until you return your license to Active status.
- If you must renew without all required education, after you complete your education hours and the hours are posted on your record, submit a [Change Application](#) signed by the Broker holding your license. Once the Change Application is processed by GREC, you can practice real estate.
- For further explanation, please review the screen shot example continued on the next page.



July 2020 Commission Actions Taken

Cases Sent to the Attorney General for Review and Disposition by Consent Order or by Hearing	0
Cease & Desist Orders Issued	2
Citations Issued	9
Letter of Findings Issued	4
Consent Orders Entered Into	1
Final Orders of Revocation of Licensure	0
Cases Closed for Insufficient Evidence or No Apparent Violation	11
Licensing Cases - Applicant has a Criminal Conviction - License Issued	7
Licensing Cases - Applicant has a Criminal Conviction - License Denied	3
Total	37

[Click here to review a legend of the disciplinary actions the Commission may impose.](#)

If you Renew Before Completing CE...

Be sure to read the entire instructions when renewing before completing CE so that you understand that **your license will become Inactive**. Below is an image of this renewal page. Note the areas highlighted in yellow and red.

Online Courses from GREC approved for:

- ✓ License Law
- ✓ Continuing Ed
- ✓ Instructor CE
- ✓ 3 - 9 Hours CE

1. Being a Broker and Staying Out of Trouble
2. Avoiding Trust Account Trouble
3. Practicing Real Estate & Staying Out of Trouble

Click Here to Enroll \$10 Each

Licensee Name #1234567 Status: Active

THE FEE TO RENEW YOUR LICENSE WILL BE \$100.00

[Main Menu](#)

AT THIS TIME ALL OF THE CONTINUING EDUCATION COURSES REQUIRED TO RENEW TO ACTIVE STATUS ARE NOT RECORDED ON YOUR LICENSE RECORD.

AT THIS TIME THE LICENSE CAN ONLY BE RENEWED TO INACTIVE STATUS

IF ALL REQUIRED COURSES HAVE NOT BEEN POSTED BY YOUR RENEWAL DEADLINE, IT IS RECOMMENDED THAT YOU RENEW TO INACTIVE STATUS TO AVOID A LATE FEE OF \$100.00.

ONCE ALL OF THE CONTINUING EDUCATION COURSES ARE RECORDED ON YOUR LICENSE RECORD, TO RETURN THE LICENSE TO ACTIVE STATUS YOU MUST SUBMIT A "CHANGE APPLICATION." THIS WILL NOT REQUIRE A FEE.

[Renew To INACTIVE Status](#)

- If you do not renew your license by the deadline, then your license is considered "lapsed."
- If a license is "lapsed" for more than 2 years and less than 5 years from the date of lapsing, you can reinstate that license by paying fees in Rule 520-1-.04 **and** you must retake the original prelicense course (Salesperson, Broker, CAM) before you pay.
- If a license is lapsed over 5 years, you must start over as an original applicant for licensure.
- Therefore, it is important to pay the fee to renew inactive even if you have not yet completed your education requirements.
- There is no fee required to re-activate your license if it has been renewed.
- A [Change Application](#) must be signed and submitted to GREC if you renew your license before education is completed.

Save \$25 by Renewing Online instead of by mail.

To sign up to receive the GREC RENEWSletter Click Here

Submit a Comment or suggestion Click Here

Job Opportunity at the Georgia Real Estate Commission

[Opening for an Information Specialist](#)

If you or someone you know is interested in applying for the position of Information Specialist, click the following link to obtain further information regarding qualification sand the application process. <https://grec.state.ga.us/job-opportunity-at-grec/>

The Application Deadline is August 31, 2020.

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Focus on Terminology: "Inactive and Lapsed"

An **inactive** license is not affiliated with a brokerage firm, but the renewal fees have been kept current. A **lapsed** license has not been renewed, meaning no renewal fees were paid, and education requirements have not been met, and the license is not affiliated with a firm. In either case, the licensee CANNOT practice real estate brokerage.