

2022 Calendar

Georgia Instructor Training
Workshop (GIT)

- October 17-18, 2022
Atlanta, GA

For more Info, visit
greea.org

[Link to
Proposed Rule
Changes](#)

To sign up to
receive the GREC
RENewsletter
[Click Here](#)

[Link to GREC
Disciplinary Actions](#)
View Current
Suspensions and
Revocations

Georgia Real Estate Infobase
[Click Here](#)



This Issue

Info Base Resource	P. 1-2
GREC Job Opening	P. 1
Disciplinary Stats	P. 1
AMK – Training	P. 2
Focus on Terminology	P. 2

Georgia Real Estate Infobase Resource for Real Estate Licensees

Required pre-license education courses for real estate applicants began in 1972. The Georgia Real Estate Commission authorized publication of study guides, and the first reference book, the Georgia Real Estate Manual, was written in 1973. In 2009, the Commission authorized the development of the [Georgia Real Estate Infobase](#) designed to be a reference manual for Georgia Real estate Licensees.

“The purpose of this InfoBase is to acquaint real estate practitioners and the public with some of the laws and regulations concerning real property in Georgia.” It is not a substitute for legal advice, but it does provide explanations and answers many questions of real estate practitioners.

This resource tool is available to all Licensees, Instructors, and the public. The [Infobase](#) can be accessed directly from the GREC website under the Information & Research tab.

Brokers must provide regular training for affiliated Licensees, and the [InfoBase](#) is excellent material for training licensees, support staff, and is invaluable to real estate schools offering education services.

continued on page 2...

Job Opportunity at the Georgia Real Estate Commission as Investigator

<https://grec.state.ga.us/wp-content/uploads/pdfs/About/HireREInvestigator%20%20April%202022.pdf>

June 2022 Commission Actions Taken

Cases Sent to the Attorney General for Review and Disposition by Consent Order or by Hearing	1
Cease & Desist Orders Issued	2
Citations Issued	5
Letter of Findings Issued	1
Consent Orders Entered Into	1
Final Orders of Revocation of Licensure	2
Cases Closed for Insufficient Evidence or No Apparent Violation	15
Licensing Cases - Applicant has a Criminal Conviction - License Issued	10
Licensing Cases - Applicant has a Criminal Conviction - License Denied	1
Total	38

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

SUBMITComments
&
Suggestions**Online
Courses
from GREC****\$10 each
3 Hour CE
Course
Total of 9
Hours CE
Available****(Approved as
License Law
CE and
approved as
Instructor CE)****“Avoiding
Trust
Account
Trouble”****“Practicing
Real Estate
& Staying
Out of
Trouble”****“Being a
Broker and
Staying Out
of Trouble”****Click
Here****Georgia Real Estate
Commission**
Suite 1000
International Tower
229 Peachtree Street NE
Atlanta, GA 30303-1605
Phone 404-656-3916

Infobase...

...continued from page 1

The [Infobase](#) references the Official Code of Georgia Annotated, the Georgia Real Estate License Law, and the Rules and Regulations of the Georgia Real Estate Commission. This comprehensive resource is broken down into the following 13 sections and includes a glossary and links to further resources. Have a question? Visit the FAQ.

1. [Questions Licensees Frequently Ask the Commission](#)
2. License Law and Regulation
3. Agency and Brokerage Practice
4. Real Property Law
5. The Real Estate Sales Contract
6. The Listing Agreement (Brokerage Engagement)
7. Legal Descriptions
8. The Lease
9. Pricing Real Property
10. Real Estate Finance
11. Closing the Transaction
12. Property Management
13. Community Association Management.



Absolutely Must Know

[Rule 520-1-.07. Management Responsibilities of Real Estate Firms](#)

- (2) Responsibilities of Brokers or Qualifying Brokers.
 - (b) Every Broker or Qualifying Broker shall be responsible to instruct Licensees affiliated with the broker or the Broker's Firm of the provisions set forth in the License Law and its Rules and Regulations.



*Focus on Terminology: **Ratify***

The term “ratify” means to approve.

This is an important term for a supervising Broker to understand. If a Broker is aware that an affiliated Licensee has violated a License Law and does not both report it to GREC and attempt to rectify the violation, the Broker has ratified the violation. In that case, the Broker has committed a violation as well as the Licensee. Brokers are required to provide training to affiliated Licensees of the Firm, and if the Broker is able to demonstrate regular training and consistent supervision, the Broker can offer proof that the Broker should not be held responsible for the Licensee’s violation.

[520-1-.07 \(2\) Responsibilities of Brokers or Qualifying Brokers.](#)

- (a) A real estate Broker or Qualifying Broker shall be held responsible for any Licensee whose license is affiliated with the Broker or the Broker's Firm who violates any of the provisions of O.C.G.A. Chapter 43-40 and its attendant Rules and Regulations.