

2024 Calendar

Georgia Instructor Training -GIT

- October 23-25
www.greea.org

GREC Annual School Meeting December 5-6 Savannah, GA

**EDUCATION
ADVISOR**
Greconnect.com
Link



Link to
[Proposed Rule
Changes](#)

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Licenses, Boards, Memberships

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With National media attention addressing the recent National Association of Realtors® NAR® settlement, it may be helpful to make three (3) distinctions between having a Real Estate Licensee and/or a membership in an organization or Board.

The National Association of Realtors® (NAR®) is an organization that real estate Licensees may elect to join. Not every Licensee is a member of a Realtor® association (National or State), a Multiple Listing Service, or a local real estate organization. An organization, such as NAR® is separate and not related to any regulatory agency such as the Georgia Real Estate Commission. Therefore the Georgia Real Estate Commission cannot provide any information or guidance regarding the NAR® recent settlement, however, this article provides clarity on **three areas of important distinction**.

1 - Distinction between a License, a Regulatory Licensing body and a Voluntary Membership Organization.

Although some states refer to the real estate licensing authorities differently, the Georgia Real Estate Commission is a State agency. The Georgia Real Estate Appraisers Board is managed by the Georgia Real Estate Commission. Sometimes Licensees., or the public, confuse the Commission with the Board of Realtors®. The Board of Realtors is a voluntary membership organization and is not required for any real estate license. The [Association of Real Estate License Law Officials \(ARELLO®\)](#) recently published an article addressing the distinctions and differences between Commissions (licensing authorities) and "Boards."

"Real Estate Commissions protect consumers through the issuance of real estate licenses and the enforcement of license law. While the NAR Settlement changes how participants in the Multiple Listing Service (MLS) and members of NAR practice, it does not impact how jurisdictions issue licenses or enforce that jurisdiction's license laws.

The MLS, not Real Estate Commissions, will enforce practice changes as a result of the NAR Settlement. Real Estate Commissions will continue to receive and investigate consumer complaints but are not charged with monitoring or enforcing the NAR Settlement." Resource: Page 6 ARELLO® BOUNDARIES September 2024.

REAL ESTATE BOARDS & COMMISSIONS	NAR, STATE ASSOCIATIONS, MLS
Governmental agency	Private trade associations
Promulgate requirements for licensure	Set standards for membership
Enforces laws governing standard of practice	Adopts code of ethics and guidelines for participation
Investigates complaints	Facilitates mediation, arbitration and violations of NAR Code of Ethics or MLS Rules
Disciplines licensees for wrongdoing, potentially impacting the ability to practice in the jurisdiction	Imposes sanctions impacting membership in NAR/State or Local Associations or participation in MLS

NATIONAL
ASSOCIATION OF
REALTORS®

Licenses, Boards, Memberships...

continued from page 1

The ARELLO® article also addresses the difference between a Real Estate License and a “Realtor®” The two tables are reproduced from the **September issue of ARELLO® BOUNDARIES** and visually simplify the differences.

REAL ESTATE LICENSEE	REALTOR®
Licensed by a government agency	Membership in trade association (NAR)
Must meet pre-licensing requirements	Must meet membership requirements
Must follow state laws for practice	Must follow the NAR Code of Ethics
If a licensee is sanctioned, it impacts their ability to practice	Sanction affects membership in NAR, but not the ability to practice
NAR Settlement inapplicable to real estate licensees	NAR Settlement applies to REALTORS®



2 - Education Requirements

Another subject that sometimes confuses real estate Licensees when they try to balance and comply with their Continuing Education Requirements is the subjects required to renew their Georgia Real Estate License. A Georgia Real Estate Licensee must complete 3 hours in specific, required, subject areas of the Georgia Real Estate License Law, Rules, and Regulations. The Association of Realtors®, however, requires a course in the subject of Ethics. They are not interchangeable.

The Georgia Real Estate Commission has the current requirement of 3 Hours of required License Law Topics for every 4-year renewal period, but it does not have a requirement of an Ethics courses. The Membership of The Board the Board of Realtors® requires a certain course in Ethics to maintain membership. Some of the ethics courses can be applied to Continuing Education credit if they are approved by the Georgia Real Estate Commission for Continuing Education. Some ethics courses do not offer CE credit.

A membership carries a different time period unrelated to that of a Georgia Real Estate License, so the deadline for education requirements is unrelated.

3 - No Conflict.

The [Online School of the Georgia Real Estate Commission](#) recently received inquiries asking if the GREC online courses follow the new NAR case findings? Absolutely. Not only do the Georgia Real Estate License Law, Rules and Regulations supersede any requirements of an outside membership organization, but there is nothing in the Georgia Real Estate License Law, Rules, and Regulations that conflicts with the NAR® practices. In fact, Georgia Real Estate Licensees have been required to obtain written brokerage engagements, disclose payment of commissions, clarify all commissions are negotiable, and treat customers and clients honestly for many, many years. Certainly, nothing has changed in that regard. Georgia has been in the forefront of agency disclosure practices.

To sign up to receive the GREC RENEWSletter Click Here

Enroll Now
GREC
Online
Courses

\$10 each
Total of 9
Hours CE
(Approved as
License Law
CE and
Instructor CE)

*“Avoiding
Trust
Account
Trouble”*

*“Practicing
Real Estate &
Staying Out
of Trouble”*

*“Being a
Broker and
Staying Out
of Trouble”*

Click Here

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SUBMIT
Comments
&
Suggestions

Focus on ARELLO® and NAR®



What is ARELLO®?

“ARELLO is the Association of Real Estate License Law Officials. We are an international membership-based organization, with a mission to support jurisdictions in the administration and enforcement of their real estate license laws. We support our members through resource materials, events, training and certification programs, and by facilitating collaboration around best practices in real estate regulation.”

www.arello.org

About NAR®

<https://www.nar.realtor/about-nar>

“...membership is composed of residential and commercial brokers, salespeople, property managers, appraisers, counselors, and others engaged in the real estate industry. Members belong to one or more of approximately 1,200 local associations/boards and 54 state and territory associations of REALTORS®.

The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict [Code of Ethics](#).

**Job Opportunity at the Georgia Real Estate Commission
Opening for position as Investigator with GREC.**

[Investigator](#) Click for More Information

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Visit the [GREC CONNECT](#) session weekly on Fridays 9:00 AM
GREC CONNECT is a weekly Zoom call with GREC Education Advisor, Kim Yarrington. Every Friday morning at 9:00 AM via the greconnect.com website, you can join in to listen, learn, and share. Each week the topic is shared through GREC's Facebook™ page and by email. Should you have any questions, contact Kim at education@grec.state.ga.us.

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September 2024 Meeting - Commission Actions Taken	
Cases Sent to the Attorney General for Review and Disposition by Consent Order or by Hearing	0
Cease & Desist Orders Issued	0
Citations Issued	4
Letter of Findings Issued	0
Consent Orders Entered Into	1
Final Orders of Revocation of Licensure	2
Cases Closed for Insufficient Evidence or No Apparent Violation	9
Licensing Cases - Applicant has a Criminal Conviction - License Issued	10
Licensing Cases - Applicant has a Criminal Conviction - License Denied	0
Total	26

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