

2025 Calendar

- Georgia Instructor Training Workshop (GIT)
July 15-17, 2025
Augusta, GA
To Register:
<https://greea.org/git-registration/>
- GREC Annual School Meeting
Lake Lanier Islands
December-4-5, 2025

EDUCATION ADVISOR

[Greconnect.com](https://greconnect.com)
[Link](#)

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

Georgia Real Estate Infobase

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Reasons for Broker CE

Beginning July 1, 2025, all Brokers and Associate Brokers must complete 18 of the 36 hours of continuing education in approved "Broker CE" courses.

The Georgia Real Estate Commission tracks disciplinary trends and communicates with the real estate education community, including the Education Advisory Committee (EAC). The EAC is composed of Educators, Brokers, CAM, School Proprietors, and practitioners in many aspects of real estate. As with any industry, real estate brokerage Firms must adapt to technology with virtual Firms, internet postings, social media forums, and changing lifestyles. As society changes, methods of management styles must change.

A Qualifying Broker must develop Office Broker Policies and Procedures to ensure that he/she is effectively managing and supervising affiliated Licensees in that environment.

The Broker is also required by the Georgia License Law, Rules, and Regulations to provide continuing training to licensed affiliates.

Disciplinary cases seen by the Commission indicate that many violations could have been avoided with proper supervision, training, and overall management of Licensees.

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Job Opportunities at the Georgia Real Estate Commission

[Investigator](#) Click for More Information

[Information Specialist](#) Click for More Info

May 2025 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	1
Citations Issued	4
Letter of Findings Issued	1
Consent Orders Entered Into	0
Final Orders of Revocation of Licensure	1
Cases Closed for Insufficient Evidence or No Apparent Violation	8
Licensing Cases - Applicant has a Criminal Conviction - License Issued	8
Licensing Cases - Applicant has a Criminal Conviction - License Denied	0
Total	23

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

SUBMIT
Comments
&
Suggestions

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

[Link to GREC
Online School](#)

[Link to
Proposed Rule
Changes](#)

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Reasons for Broker CE..... Continued from page 1

Since the Broker (Qualifying Broker) is responsible for all brokerage activities of the Firm and its licensed and unlicensed staff, the Broker must be focused on those management responsibilities. Not only does the Broker need to minimize risk for him/herself, but the goal is to protect the public interest and to do so, he/she must effectively manage Licensees.

The [Rule change \(520-2-.04\)](#) regarding Broker CE states that Broker CE “shall only contain subject material on any of the following: training Licensees, supervising Licensees, completing or reviewing Brokerage Agreements, and managing a Firm.” The reason for the focus on these subject areas is that many violations are due to lack of Broker supervision, training, or management.

Supervise, Train, Manage

To find Broker CE courses, go to the [Approved School Listing on the GREC](#) website for Schools offering Broker CE. Thus far, there are over 30 schools offering a total of 670 hours of Broker CE. Two of the [GREC online courses](#) meet the Broker CE requirement. [Being A Broker & Staying Out of Trouble](#) and [Avoiding Trust Account Trouble](#).



Absolutely Must Know

43-40-18(b) A real estate Broker or Qualifying Broker shall be held responsible for any Licensee whose license is affiliated with such Broker's Firm should such Licensee violate any of the provisions of this chapter and its attendant rules and regulations unless the Broker is able to demonstrate that such Broker:

- (1) Had reasonable procedures in place for supervising the affiliate's actions;
- (2) Did not participate in the violation; and
- (3) Did not ratify the violation.

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.



Focus on “Broker, Qualifying Broker, Associate Broker”

- There is only one (1) Broker for a Firm (Corporation, Partnership, LLC, or Sole Proprietorship). That Broker is the Qualifying Broker for the Firm.
- The Broker is responsible for all brokerage activities of the Firm.
- An Associate Broker has completed the Pre-license Broker course and must have had 3 of the previous 5 year's active experience in real estate brokerage. An Associate Broker could decide to obtain a Broker License and therefore is subject to Broker CE requirements.
- However, until the Licensee is a Broker, the Associate Broker, Salesperson, or CAM acts on behalf of the real estate Broker holding his/her License.