

2026 Calendar

Georgia Instructor
Training Workshop GIT

July 21 – 23, 2026
DeKalb Board
Tucker, GA

October 20 – 22, 2026
Georgia REALTORS®
Sandy Springs, GA

Understanding
Your GREC
Account and CE
Hours Video
Tutorial

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

Georgia Real Estate Infobase
[Click Here](#)

Deputy
Commissioner
[Greconnect.com](#)
[Link](#)

100 Years

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100 years of GREC

At the turn of the 19th century (1800s forward), buying and selling real estate was based upon a handshake and has since evolved into the complex, multi-faceted transactions of today that are based on solid agency agreements and intensely negotiated contracts.

Before GREC, there was an organization of real estate boards controlled by Brokers, not a regulatory body. 100 years ago, in 1926, the Georgia General Assembly created the real estate license law. Through that law the Legislature sought to protect the public from intentional or unintentional harm that could arise in their relationships with real estate brokers. The law established a three-member Commission to regulate licensees. That regulation required a simple registration process for all persons acting as brokers in counties with a population greater than 44,195. Only five counties (Bibb, Chatham, Fulton, Muscogee, and Richmond) had such populations in 1926.

The law initially listed unlawful purposes and allowed the Commission to suspend or revoke the licenses of individuals who committed any unlawful practice. The license law was modified in 1932 to require an examination and a passing grade of all persons subject to the license law and regulation. In 1973, the Legislature adopted the comprehensive license law, and it was amended in 1978 to increase the members on the Commission from five to six. The new member had to have an interest in consumer affairs and represent that constituency and could not hold a real estate license.

Today, the Georgia Real Estate Commission provides many services online and currently regulates over 115,000 Licensees with the key purpose of protecting the public.. Source: [Georgia Real Estate Commission Website](#).

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

[Information Specialist](#) Click for More Information
[Appraisal Investigator](#) Click for More Information

Visit the [GREC CONNECT](#) session weekly on Fridays 9:00 AM
GREC CONNECT is a weekly Zoom call with GREC Deputy Commissioner, 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.



To sign up to receive the GREC RENewsletter Click Here

GREC Online Courses approved for:

1. **Being a Broker and Staying Out of Trouble**
 - **Broker CE**
 - **License Law**
 - **Continuing Ed**
 - **Instructor CE**
2. **Avoiding Trust Account Trouble**
 - **Broker CE**
 - **License Law**
 - **Continuing Ed**
 - **Instructor CE**
3. **Practicing Real Estate & Staying Out of Trouble**
 - **License Law**
 - **Continuing Ed**
 - **Instructor CE**

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AMK Absolutely Must Know Section

Noteworthy amendments to the License Law over the years:

- **Trust Accounts:** The 1998 General Assembly **removed from the license law the requirement that every active brokerage firm had to maintain an open and active trust account.** This change permitted brokerage firms that did not accept or hold trust funds to have an active license without maintaining a trust account. At the same time, if those firms did receive trust funds, they would be required to open a trust account within one business day of receiving the funds.
- **Fines:** Another change increased the maximum fine that the Commission could levy in a **single disciplinary action from \$2,000.00 to \$5,000.00.**
- **Violations:** Addition of two unfair trade practices:
 1. inducing a person to alter or modify another licensee's fee or commission without that licensee's prior written approval and
 2. failing to obtain permission from a prospect before referring that prospect to another licensee or failing to disclose to the person being referred whether or not the licensee would receive a fee for the referral.
 3. **Education:** Changes were made over the years requiring 36 hours of Continuing Education, a requirement of 3 hours of specific License topics, and 18 hours of Broker specific Continuing education.

The Georgia Real Estate Online School has a link that summarizes legislative changes at <https://www.jmre.com/GREC/RecentLawUpdates.pdf> as well as other **Resources** for Licensees.

April 2026 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	0
Letter of Findings Issued	1
Consent Orders Entered Into	0
Final Orders of Revocation of Licensure	2
Cases Closed for Insufficient Evidence or No Apparent Violation	4
Licensing Cases - Applicant has a Criminal Conviction - License Issued	3
Licensing Cases - Applicant has a Criminal Conviction - License Denied	2
Total	12

Focus: "Real Estate Regulatory and Historical Timeline"

- 1908-1916 National Association of Real Estate Boards (NAREB)
- 1930 National Association of License Law Officials (NALLO)
- 1993 Current international Association of License Law Officials (ARELLO)
- 1921 Georgia National Association of Real Estate Boards (GAREB)
- 1925-26 Georgia established the Georgia Real Estate Commission (GREC) and began regulating real estate practitioners with a License Law.
- 1932 GREC introduced and required examinations for registrants.
- 1960s-1970s Georgia Real Estate License Law and firm licenses began in 1972

Source: "A Long Winding Road." Twentieth-Century Real Estate Brokerage and Appraisal Regulations in Georgia. By Charles Clark, Georgia Real Estate Commissioner 1976-2006, published 2024. History of the real estate industry, the development of the Georgia Real Estate License Law, and the Georgia Real Estate Commission.