

2026 Calendar

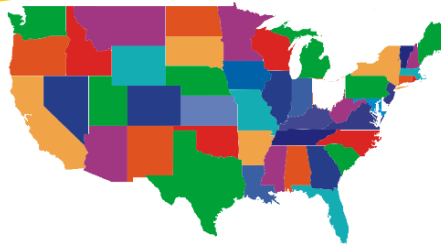
Georgia Instructor
Training (GIT)
October 20-22, 2026
Georgia REALTORS®
Sandy Springs, GA
[Click to Register](#)

GREC Annual School
Meeting
LaGrange, GA
December 3-4, 2026

Understanding
Your GREC
Account and CE
Hours Video
Tutorial

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

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



P. 1-2

Broker of Record	P. 1
Update on Course Renewal Plan	P.1
NEW RE Education Manual	P. 2
GREC Job Opportunities	P. 1
GREC Connect	P. 1
Disciplinary Stats	P. 2

Broker of Record

A Qualifying Broker is truly the only Broker for a Real Estate Firm in Georgia. He or she might be referred to in documents as the Broker of Record.

However, in a more practical sense as used in-the-field, the Broker of Record is the Broker that is in charge and responsible for a transaction that involves Licensees doing transactions across State lines or internationally. The term "Broker of Record" is becoming more commonly used in commercial real estate transactions and relocation transactions.

In other words, if a Georgia Licensee (Broker, Associate Broker, Salesperson) wants to become a part of a transaction in another state, such as Texas, Arizona, Alabama, etc., there must be a Broker involved that is licensed in the state where the subject property is located. For example, the Georgia Licensee can cooperate with the Texas Broker to participate in a transaction involving real estate in Texas. In that situation, the Texas Broker is the Broker of Record.

If a Georgia Licensee wants to perform brokerage services in another state, he/she could become licensed in that state, but he/she would either need to be licensed as a Broker in that state or have a Broker in that state who would hold his/her License. The Broker in Georgia that holds the license of the Georgia Licensee must first approve any type of arrangement with an out-of-state Broker or the creation of another Brokerage Firm in a different state. Perhaps the Licensee should become a Qualifying Broker of his/her own Firm instead.

Some states require written co-brokerage agreements to be filed with the state, and most require all earnest money or other Trust Funds to be held in an account in the state where the subject property is located.

By cooperating with a local Broker, the Georgia Licensee benefits from their knowledge of that state's License Laws, Rules, and Regulations, zoning regulations, has the advantage of their local contacts, and benefits from less complications involved in obtaining and managing another License in another state.

Change to Recent CE Course Renewal Requirements

In the July GREC Newsletter we announced a plan to re-evaluate all CE courses with an approval code lower than 76118. This was planned as an approach to eliminate older course codes from the Commission's system and to be able to have a better accounting of what courses were currently being offered in the schools. Based on the input from educators from around the state, we are pausing this plan and the January 1, 2027, deadline for re-approval will not be implemented. Building on the input we received, we will be developing an approach to more efficiently and effectively accomplish the original goal.

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**

Click Here to Enroll
\$10 Each

Deputy
Commissioner
Greconnect.com
Link

Georgia Real Estate Infobase

Click Here

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

Real Estate Education Manual Available Online

An updated version of the GREC [Education Manual](#) is now provided online from the GREC website. It is a searchable document that can be downloaded so answers can be researched quickly and easily. The manual addresses 4 main areas regarding education:

1. **Real Estate Schools:** Includes School Application requirements, the process to open a Real Estate School, GREC required materials, record-keeping, registration, and reporting requirements, as well as minimum standards, and course code applications.
2. **Real Estate Instructors:** Discusses the Application requirements and process to become a Real Estate Instructor and more.
3. **Real Estate Courses:** Addresses standards for developing and offering courses in-person or as distance education, use of Artificial Intelligence (AI), and course content for all Preliminary, CAM, CE courses.
4. **Schools & Instructor Audits:** Explains the purpose and process of audits for schools as well as instructors, corrective actions and relationship to other requirements.

Each Chapter references specific License Law, Rule or Regulation for easy reference. Link [Education Manual](#).

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

Appraisal Investigator
Information Specialist

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 kyarrington@grec.state.ga.us.

August 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	1
Citations Issued	5
Letter of Findings Issued	0
Consent Orders Entered Into	0
Final Orders of Revocation of Licensure	2
Cases Closed for Insufficient Evidence or No Apparent Violation	22
Licensing Cases - Applicant has a Criminal Conviction - License Issued	8
Licensing Cases - Applicant has a Criminal Conviction - License Denied	0
Licensee (s) Failed to Make a Written Request for a Hearing within 60 Days of an Offense	0
Total	38

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