

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

Deputy
Commissioner
Greconnect.com
[Link](#)

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

Georgia Real Estate Infobase
[Click Here](#)

Violations & Self-Reporting

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What are the Most Common Violations by Brokers and Salespersons?

Below is a summary of the top 3 areas of violations based upon actual investigations by the Georgia Real Estate Commission.

Top 3 areas of violations for Qualifying Brokers/Brokers:

1. Issues with Delegation.
The Broker delegates duties and tasks of the Broker to a person that does not comply with the License Law, Rules, and Regulations or is not trustworthy. Although the Broker can delegate some tasks, the Broker is still responsible for all brokerage activities of the Firm and its affiliates.
2. Handling of Earnest Money.
Deposits and disbursements of trust funds are not being handling and accounted for as required. The Broker must have clear policies and procedures regarding the handling of trust funds.
3. Advertising violations.
The Broker must review all advertising before it is published.

Top 3 areas of violation for Salespersons and Associate Brokers:

1. License Numbers.
A Licensee fails to include the License number of the Firm and/or his/her own License number in real estate documents.
2. Name as Licensed.
A Licensee signs or states his/her name as something other than the name on his/her Real Estate License. Using a nickname, or a shortened version of the name is a violation. The Licensee can request to change to the name on his/her License .
3. Incomplete Transaction Documents.
Contract are submitted and seen at closing that are incomplete, missing dates, names of parties, or other required information.

The Broker or Qualifying Broker shall notify the Georgia Real Estate Commission of any violation of the License Law and its Rules and Regulations. [Chapter 520-1-.07 \(2\)\(c\)](#)

Why Would a Broker Self-Report a License Law Violation?

It is a fact that the Broker is responsible for all brokerage activities of the Firm and its affiliates. There is a [Form for a Broker to Report a Violation](#). Ignoring known violations is not an option. Reasons to self-report:

1. To protect him/herself from the acts of Licensees that refuse to comply with Firm Policies & Procedures.

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[Sign up for the GREC RENEWSletter](#)

Online Courses from GREC approved for:

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

Self-Reporting...

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2. It is required by the LLR&R.
3. To move forward from any noncompliance.

If a Broker can prove the following, the Broker may be able to protect himself from the careless and negligent actions of affiliated Licensee(s). **43-40-18(b)**

- 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.

The Commission has recently added staff to the Investigations division to enable them to process more complaints and requests for investigations more quickly.

[Link to Form for Broker to Report a Violation](#)

Job Opportunities at the
Georgia Real Estate Commission & Appraisers Board

[Information Specialist](#)
[Appraisal Investigator](#)

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.

March 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	0
Cases Closed for Insufficient Evidence or No Apparent Violation	7
Licensing Cases - Applicant has a Criminal Conviction - License Issued	3
Licensing Cases - Applicant has a Criminal Conviction - License Denied	2
Total	13

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Focus on Terminology: "Ratify"

If a Broker does not correct a known error or situation or ignores the situation, it could have the same effect as approval or ratifying the situation. Terms that are synonymous with ratify include: approve, confirm, permit, allow, validate, affirm, or accept. Actions, or the lack thereof, could also construed as ratifying something.