



STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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REAL ESTATE LICENSING REQUIREMENTS

ALL APPLICANTS: (originals only)

1. Application must be notarized and completed by applicant (form #549).
2. Two fingerprint cards processed by a government or law enforcement agency, within the last year.
3. Original exam results (for exam scheduling, contact PSI testing service: 1-800-733-9267 or www.psiexams.com)
 - a) Pass Nevada State exam within last 12 months.
 - b) Pass national exam (from any state) within last 12 months.

SALESPERSON: (copies accepted)

1. Proof of pre-licensing education by transcripts, certificates, or licensing history.
 - a) 45 hours or 3 college credits Real Estate Principles.
 - b) 45 hours or 3 college credits Real Estate Law (must include 18 hours Nevada law).
2. Pre-licensing education from another state may be accepted.

BROKER/SALESPERSON: *Copies* of transcripts or certificates are acceptable.

1. Proof of pre-licensing education by transcripts, certificates, or licensing history. (64 college credits)
 - a) 45 hours or 3 college credits Real Estate Principles
 - b) 45 hours or 3 college credits Real Estate Law (must include 18 hours Nevada law).
 - c) 45 hours or 3 college credits Real Estate Appraisal course.
 - d) 45 hours or 3 college credits Broker Management course.
 - e) 15 college credits in other real estate related courses such as business, economics, management, accounting, finance, and marketing.
 - f) 37 college level units from any college, military education, technical school, etc.
2. Experience may be used in place of education certificates (8 years = 64 college credits).
 - a) For every 2 years of real estate licensed experience, Nevada will allow 16 college credits towards all education with the exception of 45 hours Broker Management and 18 hours Nevada real estate law.
 - b) Must show proof that experience was:
 1. Full time
 2. The real estate license is current
 3. Use form #509 (for salesman or broker/salesman)
 4. A certified history of licensure.
 5. Dates of proof must be within a 90 day period of application.

BROKER:

1. See 1 and 2 of brokers/salesperson.
2. Must furnish proof of 2 years of active fulltime experience within the last 4 years.
3. Submit location of records (form #512).
4. Complete confidential financial statement (form #558).
5. Furnish proof of current 90-day average balance from current banking institution.
6. Copy of filing from Secretary of State or County Clerks Office.

Effective July 1, 2003

<u>FEES:</u>	<u>Original (1 year)</u>	<u>Renewal (2 years)</u>
Salesperson	\$85.00 + \$40	\$140.00 + \$40
Broker/sales & Broker	\$105.00+ \$40	\$180.00 + \$40

All applicants are required to pay the \$40.00 Education Research and Recovery Fund (ERRF) fee with **each** original application.