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House Bill 4717 (Substitute H-1 as passed by the House)
Sponsor: Representative Kristian C. Grant
House Committee: Regulatory Reform
Senate Committee: Regulatory Affairs

Date Completed: 10-25-23

CONTENT

The bill would amend the Occupational Code to modify continuing education (CE) requirements of a real estate broker, associate real estate broker, or real estate salesperson (licensee). It would require a licensee to complete at least one hour of a course concerning compliance with local, State, or Federal fair housing law. It also would delete a provision requiring the completion of additional CE hours if a licensee failed to complete sufficient hours for over 60 days.

Article 25 of the Code requires a licensee to complete a certain number of hours of eligible CE courses in each licensing cycle as determined by the Department of Licensing and Regulatory Affairs (LARA). (Administrative Rule 339.22629 specifies that a licensee must complete 18 CE hours in each three-year license cycle with at least two hours of courses each year in the cycle on legal education.)

The bill would specify that, in addition to the two hours per year of legal education requirements, a licensee would have to complete at least one hour of a course that involved compliance with local, State, or Federal fair housing law.

Under the Code, LARA may audit a licensee for CE compliance. If LARA finds that an applicant for a license renewal did not complete the required CE hours, any penalty from LARA must include a requirement that the licensee complete enough additional CE hours to fulfill the requirements for the deficiency period.

Additionally, if the deficiency period is at least 60 days the licensee must complete additional hours that are not applied toward the required CE hours. Specifically, four hours if the deficiency period is at least 60 days but no more than 120 days or eight hours if the period is over 120 days. The Code allows LARA to waive these additional hours requirement if LARA determines that completing the hours presents undue hardship to the applicant. The bill would delete this provision and instead only require an applicant to complete the hours needed to fulfill original CE hour requirements.

MCL 339.2504a

Legislative Analyst: Eleni Lionas

FISCAL IMPACT

The bill would have no fiscal impact on State or local government.

Fiscal Analyst: Elizabeth Raczkowski

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This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.