

1 21 NCAC 58A .1902 is amended with changes as published in 33:14 NCR 1509 as follows:

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3 **21 NCAC 58A .1902 POSTLICENSING EDUCATION REQUIREMENT**

4 ~~(a) The 90 classroom hour postlicensing education program shall consist of three 30 classroom hour courses~~
5 ~~prescribed by the Commission which may be taken in any sequence. A provisional broker as described in G.S. 93A-~~
6 ~~4(a1) or G.S. 93A 4.3(d) must satisfactorily complete at least one of the 30 hour courses during each of the first~~
7 ~~three years following the date of his or her initial licensure as a broker in order to retain his or her eligibility to~~
8 ~~actively engage in real estate brokerage. Upon completion of all three courses by a provisional broker, the~~
9 ~~provisional status of the broker's license shall be terminated by the Commission. The three courses shall be devoted~~
10 ~~to:~~

- 11 (1) ~~real estate brokerage relationships and responsibilities;~~
12 (2) ~~real estate contracts and transactions; and~~
13 (3) ~~specialized topics, including commercial real estate, rental management, real estate finance, real~~
14 ~~estate appraisal, real estate development, and real estate regulation.~~

15 ~~(b) If a provisional broker as describe in G.S. 93A 4(a1) or G.S. 93A 4.3(d) fails to complete the required~~
16 ~~postlicensing education described in Paragraph (a) of this Rule by the end of either the first or second year following~~
17 ~~the date of his or her initial licensure as a broker, his or her license shall be placed on inactive status. Between the~~
18 ~~end of the first year after initial licensure and the end of the third year after initial licensure, a provisional broker~~
19 ~~who is subject of the postlicensing education requirement and who desires to activate a license that is on inactive~~
20 ~~status shall make up any postlicensing education deficiency as well as satisfy the continuing education requirements~~
21 ~~for license activation described in Rule .1703 of this Subchapter, satisfy the requirement for supervision by a broker-~~
22 ~~in charge described in Rule .0506 of this Subchapter and file with the Commission a request for license activation as~~
23 ~~described in Rule .0504 of this Subchapter.~~

24 ~~(c) If a provisional broker as described in G.S. 93A 4(a1) or G.S. 93A 4.3(d) fails to complete all three~~
25 ~~postlicensing courses within three years following the date of his or her initial licensure, his or her license shall be~~
26 ~~placed on inactive status. In order to activate the license, the provisional broker shall demonstrate completion of all~~
27 ~~three postlicensing courses within the previous three years, which will terminate the provisional status of the~~
28 ~~broker's license, and shall satisfy the continuing education requirements for license activation described in Rule~~
29 ~~.1703 of this Subchapter.~~

30 (a) The 90-hour Postlicensing education [program,] program pursuant to G.S. 93A-4(a1) [prescribed by the
31 Commission,] shall consist of the following three 30 instructional hour [courses:] courses prescribed by the
32 Commission:

- 33 (1) Postlicensing Course 301;
34 (2) Postlicensing Course 302; and
35 (3) Postlicensing Course 303.

36 (b) A provisional broker as described in G.S. 93A-4(a1) shall complete all Postlicensing courses pursuant to
37 Paragraph (a) of this Rule within 18 months following the date of initial licensure.

1 (c) If a provisional broker fails to complete the required Postlicensing courses pursuant to Paragraph (b) of this
2 Rule, the provisional broker's license shall be placed on inactive status.

3 (d) A provisional broker seeking to activate a license that was placed on inactive status pursuant to Paragraph (c) of
4 this Rule shall:

5 (1) complete all three Postlicensing Courses described in Paragraph (a) of this Rule within the
6 previous two [years described in Paragraph (a) of this Rule;] years;

7 (2) satisfy the continuing education requirements for license activation described in Rule .1703 of this
8 Subchapter; and

9 (3) file an activation form with the Commission pursuant to Rule .0504 of this Subchapter.

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11 *History Note: Authority G.S. 93A-4; 93A-4(a1);*

12 *Eff. April 1, 2006;*

13 *Amended Eff. January 1, 2012;*

14 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. ~~May 1,~~*
15 *~~2018.~~ May 1, 2018;*

16 *Amended Eff. July 1, 2020.*