



State of South Carolina

Office of the Governor

MARK SANFORD
GOVERNOR

POST OFFICE BOX 12267
COLUMBIA 29211

June 16, 2008

The Honorable Robert W. Harrell, Jr.
Speaker of the House of Representatives
Post Office Box 11867
Columbia, South Carolina 29211

Dear Mr. Speaker and Members of the House:

I am hereby vetoing and returning without my approval H. 4554, R-421, a bill that requires the South Carolina Real Estate Commission to automatically approve all Certified Commercial Investment Member (CCIM) designation courses approved by the CCIM Institute – without the content of the coursework first being examined and approved by the Real Estate Commission.

As one who was once a commercial real estate agent and one who will work in that field again, I recognize that the CCIM designation is one of the most coveted in the industry. Nationally only six percent of the estimated 150,000 commercial real estate practitioners hold this designation. My veto has nothing to do with my admiration toward the CCIM designation and its membership; however, in this case, I am compelled to because of two process concerns about this bill.

First, from a procedural standpoint, we are concerned that the General Assembly is debating a process that is already in place. The Real Estate Commission is authorized to review, approve, and regulate education courses from including, but not limited to, accredited colleges, universities, private business entities, organizations, schools, associations, and institutions. To date, the Real Estate Commission has approved 123 entities providing pre-licensure and continuing education courses. Accordingly, the Real Estate Commission has the ability to ~~automatically approve CCIM courses if it so chooses; therefore, we see no reason for the General~~ Assembly to preempt authorities now vested with the Commission.

Second, this bill would open up the State to lawsuits by other real estate teaching organizations that don't enjoy automatic approval status. We believe that government should deal with vendors, suppliers, employees, and, even in this case, those who would teach real estate classes, in a way that is equitable and fair to all parties. Although CCIM courses are highly rated in the industry, they are not the only ones available to those interested in entering the real estate

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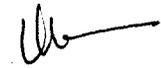
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profession or for the more than 50,000 agents licensed in South Carolina who must obtain continuing education hours. Though they are great courses, by automatically approving CCIM coursework, our legal staff believes it will create unnecessary problems.

For these reasons, I am returning H. 4554, R-421, without my signature.

Sincerely,

A handwritten signature in black ink, appearing to be 'MS', with a long horizontal stroke extending to the right.

Mark Sanford