

# SCSL Digital Collections

## Reciprocity

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South Carolina  
Department of Labor, Licensing and Regulation



Real Estate Commission

110 Centerview Drive  
Post Office Box 11847  
Columbia, SC 29211-1847  
Phone: (803) 896-4400  
FAX: (803) 896-4427

Henry D. McMaster  
Governor

Emily H. Farr  
Director

February 16, 2024

## Reciprocity

At the January 18, 2024 meeting, the South Carolina Real Estate Commission approved a reciprocity agreement with North Carolina.

### Reciprocity

[S.C. Code Ann. §40-57-120\(A\)](#) authorizes the Commission to enter into reciprocal agreements with other jurisdictions that provide waivers for education, experience, and/or examination. As such, the Commission is not able to recognize prior licensure experience in another jurisdiction if the other jurisdiction and the Commission have not entered into a reciprocal agreement. The Commission has reciprocal agreements with Georgia and North Carolina.

### Reciprocity Agreements

[Georgia Reciprocal Agreement](#)

[North Carolina Reciprocal Agreement](#)

### North Carolina Applicants

Current North Carolina applicants applying for South Carolina licensure who have *not* been made exam eligible can be subject to the new reciprocity agreement. Applicants can reapply (and pay application fee) if they have already been made exam eligible.

### Salesperson, Broker, and Broker-in-Charge Education and Experience Requirements

*Unless subject to a reciprocal agreement*, all individuals applying for a salesperson, broker, or broker-in-charge license must first meet the education and experience requirements as detailed in [S.C. Code Ann § 40-57-320\(A\)](#) to be made eligible for licensure.

#### Salesperson

Salesperson applicants must complete ninety hours of pre-licensing education or hold a juris doctor degree, a bachelor of law degree, or a baccalaureate degree or a master's degree with a major in real estate to qualify for licensure ([S.C. Code Ann § 40-57320\(A\)\(1\)](#)).

## **Broker**

Broker applicants must first have three years as an actively-licensed South Carolina salesperson within the last five years. ([S.C. Code Ann § 40-57-320\(A\)\(2\)](#)). Pursuant to applicable definitions in [S.C. Code Ann. § 40-57-30](#), a salesperson is an individual who holds a South Carolina salesperson license. Additionally, broker applicants must complete the additional sixty hours of pre-licensing education or hold a juris doctor degree, a bachelor of law degree, or a baccalaureate degree or a master's degree with a major in real estate to qualify for licensure.

## **Broker-in-Charge**

Broker-in-charge applicants must satisfy the aforementioned requirements necessary to be licensed as a broker. In addition, broker-in-charge applicants must have either an ownership interest in the applicant's company or be actively engaged in the operation and management of the company. ([S.C. Code Ann. § 40-57-330\(A\)](#)).

## **Nonresident Exemption for National Portion of Exam**

[S.C. Code Ann § 40-57-320\(B\)\(6\)](#)'s exemption from the national part of the exam is only applicable when a nonresident applicant holds either an active license from another jurisdiction or whose license in another jurisdiction has not been expired for more than six months.

## **Effective Date**

The Commission has received inquiries regarding these clarifications from interested parties. To assist these interested parties with implementation, applications will be processed in accordance with existing law and reciprocity agreements. Thus, applications received on or after February 16, 2024, must meet the education and experience requirements outlined above in order to attain licensure in South Carolina.