

## **NJ Realtors® Issue Brief**

S-430 (Pou)/A2726 (Giblin), Amends New Jersey Real Estate License Act

**Issue: Referral licensee**

- Eliminates referral licensee status
- Brings New Jersey in line with the federal unemployment law
- Real estate agents who wish to do only referral listings will continue to be exempt from continuing education as long as they are in the newly recognized “referral companies”

**Issue: Independent contractor clarification**

- Prohibits broker-salespersons and salespersons from starting employment until a written agreement has been signed between the agent and their broker
- Codifies that a business affiliation between a broker and a broker-salesperson or salesperson may be an employment relationship or an independent contractor relationship
- The agreement will set forth these terms

**Issue: Megan’s Law**

- Prohibits a real estate license from being issued to a person that is required to register under Megan’s Law
- Current Megan’s Law registrants that have been granted a license will be reviewed by the REC
- Also extends to equivalent statutes in other states or jurisdictions

**Issue: Correspondence CE Courses**

- Eliminates distance learning and correspondence courses for continuing education

**Issue: CE Courses**

- Adds real estate license safety and financial literacy and planning as core topics

**Issue: Reinstating a license**

- Allows referral agents who have suspended their licenses for a period of six years or more to reinstate their license by taking 30 hours of continuing education
- Eliminates requirement for these referral agents to re-take the licensing exam