**South Carolina General Assembly**

126th Session, 2025-2026

**A27, R45, H3947**

**STATUS INFORMATION**

General Bill

Sponsors: Reps. Hixon, Pedalino, McCabe, Vaughan and Taylor

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Introduced in the House on February 11, 2025

Introduced in the Senate on March 4, 2025

Last Amended on April 24, 2025

Currently residing in the House

Governor's Action: May 8, 2025, Signed

Summary: Continuing education requirements for nonresident real estate brokers and associates

**HISTORY OF LEGISLATIVE ACTIONS**

 Date Body Action Description with journal page number

 2/11/2025 House Introduced and read first time (House Journal‑page 9)

 2/11/2025 House Referred to Committee on **Labor, Commerce and Industry** (House Journal‑page 9)

 2/20/2025 House Member(s) request name added as sponsor:
 Pedalino, McCabe, Vaughan

 2/26/2025 House Committee report: Favorable **Labor, Commerce and Industry** (House Journal‑page 7)

 2/27/2025 House Member(s) request name added as sponsor: Taylor

 2/27/2025 House Read second time (House Journal‑page 25)

 2/27/2025 House Roll call Yeas-110 Nays-0 (House Journal‑page 25)

 2/27/2025 House Unanimous consent for third reading on next legislative day (House Journal‑page 27)

 2/28/2025 House Read third time and sent to Senate (House Journal‑page 3)

 3/4/2025 Senate Introduced and read first time (Senate Journal‑page 14)

 3/4/2025 Senate Referred to Committee on **Labor, Commerce and Industry** (Senate Journal‑page 14)

 3/27/2025 Senate Committee report: Favorable **Labor, Commerce and Industry** (Senate Journal‑page 8)

 4/24/2025 Senate Amended (Senate Journal‑page 16)

 4/24/2025 Senate Read second time (Senate Journal‑page 16)

 4/24/2025 Senate Roll call Ayes-39 Nays-0 (Senate Journal‑page 16)

 4/29/2025 Senate Read third time and returned to House with amendments (Senate Journal‑page 20)

 5/1/2025 House Concurred in Senate amendment and enrolled (House Journal‑page 165)

 5/1/2025 House Roll call Yeas-106 Nays-0 (House Journal‑page 165)

 5/6/2025 Ratified R 45

 5/8/2025 Signed By Governor

 5/16/2025 Effective date 05/08/25

 5/16/2025 Act No. 27

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**VERSIONS OF THIS BILL**

[02/11/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3947_20250211.docx)

[02/26/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3947_20250226.docx)

[03/27/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3947_20250327.docx)

[04/24/2025](https://www.scstatehouse.gov/sess126_2025-2026/prever/3947_20250424.docx)

(A27, R45, H3947)

AN ACT TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 40‑57‑340, RELATING TO BIENNIAL CONTINUING EDUCATION REQUIREMENTS FOR LICENSURE RENEWAL BY THE REAL ESTATE COMMISSION, SO AS TO PROVIDE NONRESIDENT BROKERS AND NONRESIDENT ASSOCIATES WHO SUCCESSFULLY SATISFY CONTINUING EDUCATION REQUIREMENTS OF THEIR JURISDICTION OF RESIDENCE MAY BE EXEMPT FROM THE CONTINUING EDUCATION REQUIREMENTS OF THIS STATE WITH APPROVAL OF THE COMMISSION; AND BY ADDING SECTION 40‑57‑345 SO AS TO PROVIDE CERTAIN LICENSEES WITH AN EXPIRED LICENSE MAY APPLY FOR LICENSE RENEWAL IF THEY WERE IN GOOD STANDING, WERE LICENSED IN THIS STATE FOR AT LEAST TWENTY‑FIVE YEARS, AND WERE AT LEAST SIXTY‑FIVE YEARS OF AGE AT THE TIME OF EXPIRATION, TO PROVIDE SUCH APPLICANTS FOR RENEWAL MUST PAY A RENEWAL FEE, AND TO EXEMPT LICENSEES MEETING THESE REQUIREMENTS FROM CONTINUING EDUCATION REQUIREMENTS.

Be it enacted by the General Assembly of the State of South Carolina:

Continuing education requirements for nonresident brokers and associates

SECTION 1. Section 40‑57‑340(B)(1) of the S.C. Code is amended to read:

 (1) Exempt from the biennial continuing education required by subsection (A) are:

 (a) an associate who successfully completes a post‑licensing course or takes a broker course is exempt for the renewal period during which the course was taken;

 (b) a licensee while on inactive status;

 (c) a broker or associate with twenty‑five years or more of licensure in South Carolina who is sixty‑five years of age or more may apply for an age and experience‑based full continuing education waiver, and upon granting of the waiver, is exempt from the continuing education requirements of this chapter;

 (d) a broker or associate with a minimum of twenty‑five years of licensure in South Carolina who may apply to be granted an experience‑based partial continuing education waiver, and upon granting of the waiver, is required to complete only a mandatory four‑hour core course biennially to maintain active licensure; or

 (e) a nonresident broker or a nonresident associate who has successfully satisfied the continuing education requirements of their jurisdiction of residence may be exempt with approval of the commission.

Expired license renewals, fees, continuing education exemption

SECTION 2. Chapter 57, Title 40 of the S.C. Code is amended by adding:

 Section 40‑57‑345. An individual with an expired license who, at the time of expiration, was in good standing, has twenty‑five years or more of licensure in South Carolina, and who is sixty‑five years of age, may apply to the Real Estate Commission for a renewal of the expired license. The applicant must pay the renewal fee as provided by law. Upon renewal, the licensee is exempt from continuing education requirements as provided by law.

Time effective

SECTION 3. This act takes effect upon approval by the Governor.

Ratified the 6th day of May, 2025.

Approved the 8th day of May, 2025.

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