

Accompanying the thirty-eighth recommendation of the Executive Office of Consumer Affairs and Business Regulation (House, No. 34). Government Regulations.

**The Commonwealth of Massachusetts**

In the Year One Thousand Nine Hundred and Ninety-One.

AN ACT RELATIVE TO THE BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESMEN.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Section 87SS of Chapter 112 of the General Laws  
2 is hereby amended by striking out in the first line of paragraph  
3 one, appearing after the word "total", the words "twenty-four",  
4 and inserting in place thereof the words "forty-five".

5 Said Section 87SS as of said Chapter 112 of the General Laws  
6 is hereby further amended by striking out in the second line of  
7 Paragraph One, appearing after the word "total", the word  
8 "thirty", and inserting in place thereof the word "sixty".

1 SECTION 2. Chapter 112 of the General Laws of Massachu-  
2 setts is hereby amended by inserting after Section 87XX the  
3 following Section 87XX½.

4 Any person holding a real estate broker's or salesmen license  
5 following approval by the Board and issuance of initial license  
6 shall, within the 48 month period immediately following the date  
7 of issuance of his or her license, satisfactorily complete courses  
8 or programs of instuction or attend seminars, the total attendance  
9 of which shall be equal to a minimum of 16 hours. The curriculum  
10 contained in such courses, programs or seminars shall meet with  
11 prior approval of the Board.

12 Licensed real estate brokers or salesmen shall, for each sub-  
13 sequent renewal period, satisfactorily complete courses or  
14 programs of instruction or attend seminars the total attendance  
15 of which shall be equal to a total of 16 hours. The curriculum

16 contained in such courses, programs or seminars shall meet with  
17 prior approval of the Board.

18 Every licensed person shall furnish in a form satisfactory to the  
19 Board, written certification that the required courses, programs  
20 or seminars were, in fact, successfully completed along with a  
21 description of the content of such courses, programs or seminars.

22 The courses, programs of instruction or seminars when  
23 successfully completed by the licensees, and reviewed and  
24 approved by the Board, shall be deemed to have met the  
25 continuing educational requirements for renewal of the Broker's  
26 or Salesmen license.

27 Any person failing to meet the requirement imposed upon him  
28 or her by this section, or who has submitted to the Board a false  
29 or fraudulent certificate of compliance therewith, shall, after a  
30 hearing thereon, which hearing may be waived by such person,  
31 be subjected to the suspension of his or her license until such time  
32 as such person shall have demonstrated to the satisfaction of the  
33 Board that he or she has complied with all of the requirements  
34 of 87XX½, as well as all other laws, rules and regulations  
35 applicable to such licensing.

1 SECTION 3. The provision of Section 87XX½ of Chapter 112  
2 shall not apply or be applicable to any person licensed by the  
3 Board under the provisions of Chapter 112, section 87SS who is  
4 not required to take an examination to be licensed.