

Effective 5/6/2026

61-2f-203 Licensing requirements.

- (1)
 - (a)
 - (i) The division shall determine whether an applicant with a criminal history qualifies for licensure.
 - (ii) If the division, acting under Subsection (1)(a)(i), denies or restricts a license or places a license on probation, the applicant may petition the commission for de novo review of the application.
 - (b) Except as provided in Subsection (6), the commission shall determine all other qualifications and requirements of an applicant for:
 - (i) a principal broker license;
 - (ii) an associate broker license;
 - (iii) a sales agent license; or
 - (iv) on or after January 1, 2027, a property manager license.
 - (c) The division, with the concurrence of the commission, shall require and pass upon proof necessary to determine the honesty, integrity, truthfulness, reputation, and competency of each applicant for an initial license or for renewal of an existing license.
 - (d)
 - (i)
 - (A) Except as provided in Subsection (1)(d)(i)(B), the division, with the concurrence of the commission, shall require an applicant for a sales agent license to complete a division-approved educational program consisting of not less than 120 hours, as designated by rule the commission makes in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, with the concurrence of the division.
 - (B) If on the day on which an applicant for a sales agent license applies for the license the applicant is licensed as a real estate sales agent in another state, the division may require the applicant to complete a division-approved, state-specific educational program consisting of the number of hours designated by rule the commission makes in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, with the concurrence of the division.
 - (ii)
 - (A) Except as provided in Subsection (1)(d)(ii)(B), the division, with the concurrence of the commission, shall require an applicant for an associate broker or a principal broker license to complete a division-approved educational program consisting of not less than 120 hours, as designated by rule the commission makes in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, with the concurrence of the division.
 - (B) If on the day on which an applicant for an associate broker or a principal broker license applies for the license the applicant is licensed as a real estate broker in another state, the division may require the applicant to complete a division-approved, state-specific educational program consisting of the number of hours designated by rule the commission makes in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, with the concurrence of the division.
 - (iii)
 - (A) On or after January 1, 2027, except as provided in Subsection (1)(d)(iii)(B), the division shall require that an applicant for a property manager license complete the educational program described in Subsection (1)(d)(iv).

- (B) On or after January 1, 2027, if on the day on which an applicant for a property manager license applies for the license, the applicant is licensed as a property manager in another state, the division may require the applicant to complete a division-approved, state-specific educational program consisting of the number of hours designated by rule the commission makes in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, with the concurrence of the division.
 - (iv) The division shall create an educational program for a property manager license that:
 - (A) requires at least 24 hours of training;
 - (B) covers subjects the division determines necessary for the program; and
 - (C) establishes the proportion of hours allocated for each subject in the program.
 - (v) An hour required by this section means 50 minutes of instruction in each 60 minutes.
 - (vi) The maximum number of program hours available to an individual is eight hours per day.
- (e)
- (i) Except as provided in Subsection (1)(e)(ii), the division, with the concurrence of the commission, shall require an applicant to pass an examination approved by the commission covering:
 - (A) the fundamentals of the English language;
 - (B) the fundamentals of arithmetic;
 - (C) the fundamentals of bookkeeping;
 - (D) the fundamentals of real estate principles and practices;
 - (E) this chapter;
 - (F) the rules established by the commission with the concurrence of the division; and
 - (G) any other aspect of Utah real estate license law considered appropriate.
 - (ii) If on the day on which an applicant applies for a license the applicant is licensed as a real estate broker or a sales agent in another state, the division may, with the concurrence of the commission, require the applicant to pass a division-approved, state-specific examination rather than the examination required under Subsection (1)(e)(i).
 - (iii) Subject to Subsection (1)(e)(iv), the division, with the concurrence of the commission, may modify the length and material of an examination for a property manager license under this chapter if:
 - (A) an applicant is licensed as a property manager in another state;
 - (B) the division determines an applicant's prior experience warrants a modification of the examination; or
 - (C) the division determines the applicant has good cause for the modification of the examination.
 - (iv) On or after January 1, 2027, an examination for a property manager license shall:
 - (A) cover the topics that appear in the educational program described in Subsection (1)(d)(iv); and
 - (B) match the proportion of questions for each topic to the proportion of hours designated by the division in accordance with Subsection (1)(d)(iv)(C).
- (f)
- (i) Three years' full-time experience as a sales agent or the equivalent is required before an applicant may apply for, and secure a principal broker or associate broker license in this state.
 - (ii) The commission shall establish by rule made in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, subject to concurrence by the division, the criteria by which the commission will accept experience or special education in similar fields of business in lieu of the three years' experience.

- (2)
 - (a) The division, with the concurrence of the commission, may require an applicant to furnish a sworn statement setting forth evidence satisfactory to the division of the applicant's reputation and competency as set forth by rule.
 - (b) The division shall require an applicant to provide the applicant's social security number, which is a private record under Subsection 63G-2-302(1)(i).
- (3)
 - (a) An individual who is not a resident of this state may be licensed in this state if the individual complies with this chapter.
 - (b) An individual who is not a resident of this state may be licensed as an associate broker or sales agent in this state by:
 - (i) complying with this chapter; and
 - (ii) being employed or engaged as an independent contractor by or on behalf of a principal broker who is licensed in this state, regardless of whether the principal broker is a resident of this state.
- (4) The division, with the concurrence of the commission, may enter into a reciprocal licensing agreement with another jurisdiction for the licensure of a principal broker, an associate broker, or a sales agent, if the jurisdiction's requirements and standards for the license are substantially similar to those of this state.
- (5)
 - (a) The division and commission shall treat an application to be relicensed of an applicant whose real estate license is revoked as an original application.
 - (b) In the case of an applicant for a new license as a principal broker or associate broker, the applicant is not entitled to credit for experience gained before the revocation of a real estate license.
- (6)
 - (a) Notwithstanding Subsection (1)(b), the commission may delegate to the division the authority to:
 - (i) review a class or category of applications for initial or renewed licenses;
 - (ii) determine whether an applicant meets the licensing criteria in Subsection (1); and
 - (iii) approve or deny a license application without concurrence by the commission.
 - (b)
 - (i) If the commission delegates to the division the authority to approve or deny an application without concurrence by the commission and the division denies an application for licensure, the applicant who is denied licensure may petition the commission for de novo review of the application.
 - (ii) An applicant who is denied licensure in accordance with this Subsection (6) may seek agency review by the executive director only after the commission has reviewed the division's denial of the applicant's application.
- (7) On or after January 1, 2027, an individual with an active broker, associate broker, or sales agent license may obtain a property manager license without:
 - (a) meeting the education requirement described in Subsection (1)(d)(iii); or
 - (b) passing an exam required for a property manager license under Subsection (1)(e).

Amended by Chapter 142, 2026 General Session