

SCHOOL FILES

Hawaii Real Estate Commission - www.hawaii.gov/hirec

October/November/December 1996

LICENSE RENEWALS

As of December 18, 1996, a total of 7,716 renewal applications have been received by the Licensing Branch. Approximately 5,597 licenses have been renewed successfully, 682 on hold due to incomplete continuing education, 891 on hold due to broker not renewing or deficient and 546 applications have been received but not reviewed.

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CONTINUING EDUCATION COMPLETION STATISTICS

Out of a total of 16,913* active and inactive salespersons and brokers, 8,372 (2,992 - brokers and 5,380 - salespersons) licensees have completed the continuing education requirement.

(*this figure as of July 18, 1996)

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MANDATORY CONTINUING EDUCATION (MCE) WAIVERS

As of November 29, 1996, a total of **758** continuing education waivers have been processed.

At its December 12, 1996, Real Estate Commission meeting, the Commission accepted the Laws and Rules Review Committee's recommendation to introduce a

bill at the 1997 Legislative Session repealing real estate continuing education waivers.

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ISSUANCE OF CONTINUING EDUCATION CERTIFICATES FOR REACTIVATION AND RESTORATION OF A REAL ESTATE LICENSE

Apparently there is some confusion as to which color certificate is to be issued to a real estate licensee who is reactivating or restoring his/her real estate license.

The following provides some information and guidance to continuing education providers regarding the issuance of continuing education certificates to licensees.

Continuing Education for Reactivation or Restoration of a Real Estate License.

The definition of an "inactive" license is, a licensee who holds a current license which is not forfeited, suspended, revoked or terminated and not associated with a broker.

Restoration of a license pertains to those licenses which have been forfeited for failure to submit a completed renewal application and failure to pay the biennial renewal fees.

An individual's real estate license may be reactivated as long as the individual has completed the continuing education requirement for that biennium.

If a licensee has been inactive for one or more renewal periods, the licensee must satisfy the continuing education requirement for one prior renewal period.

Example: If a licensee wanted to reactivate his/her license in 1997 or 1998 he/she will have to complete continuing education requirements for the current biennium (1 yellow and 2 blue colored certificates).

If the mandatory laws update and ethics course is no longer available, the licensee may substitute another elective course as the mandatory core course; however, he/she must notify the provider that they are taking the elective course in lieu of the mandatory course so that the correct color certificate may be issued.

Providers are required to verify a licensee's status by examining their pocket card.

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APPROVED APPLICATIONS

Continuing Education Providers:

- > Duplanty School of Real Estate*
- > Eddie Flores Real Estate Continuing Education*
- > Kapiolani Community College*
- > Leeward Community College*
- > Max Sherley Real Estate Center*

Continuing Education Instructors:

- > Gretchen B. Duplanty for course categories: Property Ownership & Development and Risk Management
- > Jeffrey S. Grad for course categories: Real Estate Law and Contracts*
- > Gretchen B. Duplanty for the elective course: "Condominiums: Laws & Issues" and course categories: Contracts; Investment; Fair Housing; Property Management; and Real Estate Law Update & Ethics*
- > Eddie Flores for the elective courses: "Foreclosure and the Role of the Commissioner" and "How to List and Sell Business Opportunities" and course categories: Contracts; Investment; Property Management; Finance; Real Estate Law Update & Ethics; and Fair Housing*
- > Max Sherley for the elective courses: "Hawaii Landlord-Tenant Code" and "Introduction to Broker Management" and course categories: Fair Housing; Contracts; Finance; Property Management; and Real Estate Law Update and Ethics*
- > Brian Thomas for course categories: Fair Housing; Property Management; Investment; Real Estate Law Update & Ethics; Contracts; Dispute Resolution; and General Brokerage*

Continuing Education Courses:

- > "Residential Landlord-Tenant Code" (Brian Thomas)*

(*indicates recertification or reregistration)

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ASI - NON-TESTING SCHEDULE FOR 1997

See handout attached to this issue.

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COMPLAINTS FILED FOR FISCAL YEAR 1996

In fiscal year 1996 (July 1, 1995 through June 30, 1996), the Regulated Industries Complaints Office (RICO) investigated approximately 231 real estate related complaints compared to the 260 complaints filed in fiscal year 1995.

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NEW ZONING FORM - REAL ESTATE

Attached is the new Office Location and CHO Exemption Certification Form - Real Estate. As you can see, this is a "self-certifying" form signed by the principal broker and need not be signed by the City and County; however, the principal broker is still responsible to ensure that the place of business, branch office, or site office is in compliance with the local city and county zoning regulations.

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CONFERENCES, MEETINGS, SEMINARS

Attached to this issue of School Files is the schedule of the Hawaii Real Estate Commission 1997 Committee and Commission meetings.

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The Association of Real Estate Licensing Law Officials (ARELLO) will be holding their Board of Directors meeting from January 3 - 6, 1997, in Palm Beach, Florida.

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Hawaii Real Estate Research and Education Center ("Center") will be holding a real estate seminar pertaining to land title problems in Hawaii on Saturday, March 22, 1997, 10:00 a.m. to 11:30 a.m. on Oceanic Cablevision Channel 55.

This will be a question and answer program with a panel of experts on land title issues.

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COMMISSION & STAFF

The Commission and staff would like to bid farewell to Aileen Chikasuye, Senior Real Estate Specialist, who will be leaving the Commission staff in January 1997. We wish her the best of luck! (We will miss her baked goodies!)

Also, our condolences to the family of the late Douglas Sodetani, former Commissioner from the island of Maui.

The Commission and Staff would also like to wish all of you a very HAPPY and SAFE holiday season!