

# School Files

Hawaii Real Estate Commission

July 2012

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## **HAWAII REAL ESTATE COMMISSION'S 2011-2012 CORE COURSE**

### **2012 LEGISLATIVE UPDATE**

*(NOTE: The 2012 legislative update is the final component of the Commission's 2011-2012 Core Course. It is appearing in written form in the Commission's quarterly Real Estate Commission Bulletin and will not be covered in the live classroom or online versions of the 2011-2012 core course.)*

This article summarizes 15 real estate-related bills that became law this past session. The bills are organized by House and Senate bill numbers in sequential order with the Act number and date at the end.

The Governor had the option of vetoing any of the bills but did not do so. He signed all except for HB 2078, the Transient Accommodation Tax bill, which became law without his signature.

Do not rely or act on a bill's summary alone. If the content is important, read the law in its entirety and be sure its meaning and procedures are clear. The information provided in these summaries is not intended to be complete nor constitute legal advice. Check with your attorney for assistance, including interpretation and impact of a law.

### **HOUSE BILLS:**

#### **HB 1746 HOUSE BILLS HD1**

#### **ACT 18 (4/12/12)**

**On Condominiums** – Provides for separate utility metering of condo units.

Allows a condo board to authorize the installation of utility meters to measure actual use by individual units, provided the association bears the cost of conversion. Applies to pre-1978 projects. For projects constructed after 1978, separate metering, calculations, or both, has been required for residential and nonresidential units. This was prompted mainly by frequent disputes concerning allocation of utility costs in mixed-use projects such as Yacht Harbor Towers. Takes effect on approval.

**\*HB 1875 CD1 HD2 SD2**

**ACT 182 (6/28/12)**

On Foreclosure – Sequel to Act 48 (SLH 2011) on non-judicial mortgage foreclosures

Implements recommendations made by a task force created to address various issues affecting owner-occupant mortgagors faced with non-judicial mortgage foreclosures. Among other things this bill repeals Part I on non-judicial foreclosure, enables mortgagors to convert non-judicial foreclosure to judicial foreclosure, streamlines and makes permanent the foreclosure dispute resolution process, revises procedure for recovery of unpaid maintenance fees, and creates a new judicial process for collection of fines by Associations. Takes effect on approval unless otherwise noted.

\*See the summary article on Act 182, “Mortgage Foreclosure Rights, Obligations Being Revised, Clarified in Act 182.”

**HB 2078 HD2 SD2 CD1**

**ACT 326 (7/10/12)**

On Taxation – Enforces collection of Transient Accommodation Tax (TAT)

Amends TAT law to 1) require any operator of a transient accommodation to designate a local contact on the same island where the accommodation is located, 2) require that the operator furnish information on the local contact to the homeowner association, 3) require the association to inform the Dept. of Taxation of all transient accommodators in the project, and 4) require operators to display their TAT registration I.D. number in all website advertisements. Takes effect on 7/1/12, sunsets on 12/31/15.

**HB 2328 CD1 HD1 SD1**

**ACT 220 (7/5/12)**

On Taxation – Rewrites Hawaii estate tax law

Rewrites the Hawaii estate tax law, specifically sets forth the tax rate schedule, provides the necessary power for the Department of Taxation to enforce the law, and provides protection for taxpayers. Also, ties the calculation of one’s taxable estate to the federal return to lessen the burden on tax-payers and effectively adopts the federal estate tax exemption amount (currently \$5,000,000). The measure also amends the Hawaii generation-skipping tax.

Takes effect on 7/1/12. However, the estate and generation-skipping tax amendments apply to decedents dying or taxable transfers occurring after 1/25/12.

**HB 2375 SD2**

**ACT 183 (6/28/12)**

On the Mortgage Rescue Fraud Prevention Act – Seeks to educate homeowners about fraudulent activities relating to foreclosures.

Requires the Office of Consumer Protection to educate consumers about fraudulent activities that may be committed against homeowners who face property foreclosures, liens, or encumbrances, as appropriate. Establishes criminal penalties and a mandatory fine for certain violations of the Mortgage Rescue Fraud Prevention Act. Takes effect on 7/1/12.

**HB 2591 HD2**

**ACT 56 (4/23/12)**

On Accreted Lands – Affects waterfront property owners with accreted lands

In 2003, the State passed Act 73 which changed the definition of public lands to include accreted land or land that is gained through water-borne sediment. A class action lawsuit was filed by oceanfront owners to be paid just compensation for accreted lands taken. The court ruled that there was a taking as to all

privately owned land that accreted before May 20, 2003, but not a taking as to lands that accreted thereafter. This law modifies Act 73 so as to apply only to accreted land after May 20, 2003, and to disclaim public ownership of accreted lands privately owned before Act 73. Just compensation would be due on the taking of such earlier accretions. Takes effect upon approval.

**HB 2623 HD1 SD1 CD1**

**ACT 209 (7/3/12)**

On Transfer of Property – Equates benefits of tenancy by entirety with revocable trusts

Prior to this Act, spouses were forced to choose between the creditor protections of a tenancy by the entirety arrangement or foregoing those protections in favor of setting up a revocable trust, which offers probate avoidance and minimizes estate taxes.

This measure specifies that real property held in tenancy by the entirety shall have the same immunity from claims of separate creditors of spouses or reciprocal beneficiaries if conveyed into a joint or separate revocable trust, under certain circumstances. Takes effect on 7/1/12.

**HB 2686 HD1 SD1 CD1**

**ACT 291 (7/9/12)**

On Civil Liability – Exempts owners of private property who provide emergency access from civil liability

Exempts an owner of private property who provides emergency access to land, shelter or subsistence to a person in good faith during a disaster from liability for injury or damage suffered by the person, unless it was caused by the gross negligence or intentional or wanton acts or omissions of the owner of the land. Takes effect upon approval.

**SENATE BILLS:**

**SB 2281 SD1 HD1**

**ACT 172 (6/27/12)**

On Environmental Impact Statements – Allows bypassing of environmental assessment if EIS a likely requirement

Authorizes agencies to bypass the preparation of an environmental assessment and proceed directly to the preparation of an environmental impact statement, or allow an applicant to do the same if the agency determines that an environmental impact statement is likely to be required for a proposed action. Takes effect upon approval.

**SB 2335 HD2 CD1**

**ACT 239 (7/6/12)**

On Special Management Areas – Requires concurrent processing for subdivision, SMA permit

Requires the counties to concurrently process subdivision and SMA use permits under certain conditions to ensure that a SMA use permit is processed and granted before final subdivision approval occurs. Takes effect upon approval.

**SB 2397 SD1 HD3**

**ACT 83 (4/26/12)**

On Fire Sprinklers – Prohibits counties from requiring sprinklers in certain types of housing

Prohibits counties from requiring installation or retrofitting of automatic fire sprinklers in a new or existing detached one- or two-family dwelling unit in a structure used only for residential purposes and

non- residential agricultural and aquacultural buildings and structures located outside of an urban area. This does not apply to new homes that require a variance from access road or fire fighting water supply requirements. Takes effect on 7/1/12.

**SB 2740 SD1**

**ACT 138 (6/19/12)**

On Housing Loan and Mortgage Program – Promotes affordable rental projects by increasing Hula Mae bond limit

The Hula Mae Multifamily program promotes the development of new or preservation of existing affordable rental projects through the issuance of mortgage revenue bonds at below -market interest rates. The Hawaii Housing Finance and Development Corp. only has about \$84 million in uncommitted bond authority left. This measure increases the bond issuance authority from \$500 million to \$750 million to continue to support affordable housing projects. Takes effect on 7/1/12.

**SB 2842 HD1 SD1**

**ACT 85 (4/26/12)**

On Civil Actions for Discriminatory Practices – Conforms Hawaii law to federal on filing of civil actions

Makes Hawaii law consistent with federal Fair Housing law by:

1. Allowing an aggrieved person to file a civil action in the appropriate court no later than 2 years after the occurrence or termination of an alleged discriminatory housing practice.
2. Requiring the Hawaii Civil Rights Commission to issue a right to sue on a complaint if it determines that a similar civil action has been filed.

Takes effect upon approval.

**SB 2873 SD1 HD3 CD2**

**ACT 312 (7/9/12)**

On Environmental Impact Statements – Repeals Act 45 (SLH 2011) and clarifies exemptions on environmental assessments

In 2011, Act 45 was passed extending the sunset date to exclude properties that touched an existing public right- of-way or highway from having to prepare an environmental assessment (EA) if the environmental impact appeared to be minimal. This saved homeowners from having to go through the EA process even for simple projects, such as fixing one’s home driveway access or enlarging a septic tank.

This measure repeals the previous Act and clarifies that secondary actions limited to the installation, improvement, renovation, construction, or development of infrastructure within an existing public right-of-way or highway are now exempt from the EA requirement. Also, for projects that require a discretionary consent, the Office of Environmental Quality Control must determine which agency has the responsibility to determine whether an EA is required. Takes effect upon approval.

**SB 3002 SD2 HD1 CD1**

**ACT 257 (7/6/12)**

On Real Estate Brokers and Salespersons – Amends HRS 467 by requiring consideration of good faith reliance by licensees accused of misrepresentation

Senate Bill 3002, C.D.1, amends HRS 467-14, regarding the revocation, suspension and fine provisions for a real estate licensee by adding the following provision after par. (22): **“For purposes of paragraphs (1) and (18), the Real Estate Commission shall consider whether the licensee relied in good faith on**

**information provided by other persons or third parties.”** The two paragraphs referred to are:

- (1) Making any misrepresentations concerning any real estate transaction; and
- (18) Failing to ascertain and disclose all material facts concerning every property for which the licensee accepts the agency, so that the licensee may fulfill the licensee’s obligation to avoid error, misrepresentation, or concealment of material facts.

Takes effect upon approval.



## **HAWAII REAL ESTATE COMMISSION’S 2011-2012 CORE COURSE**

### **MORTGAGE FORECLOSURE RIGHTS, OBLIGATIONS BEING REVISED, CLARIFIED IN HB 1875**

*(This is part of the 2012 legislative update of the Commission’s 2011-2012 Core Course. This article expands on Act 48, passed by the 2011 State legislature.)*

By Act 48, the 2011 Legislature initiated a number of reforms affecting the rights and obligations of owner-occupants (Borrowers) being foreclosed upon non-judicially by creditors (Lenders). However, a number of problems surfaced, not the least of which were severe penalties on lenders for minor, unintended violations of Act 48, bringing the number of non-judicial foreclosures (NJF) in 2011 down drastically. HB 1875, one of the more important 2012 bills, is an attempt to implement reforms proposed by a task force to clarify and improve on Act 48. The following, in capsule form, are some of the more significant provisions of this lengthy bill, which became law on 6/28/2012 (ACT 182).

- A. Repeals Part I of the NJF law. Only Part II now available
- B. Treats planned community and condominium associations similarly
- C. Allows associations to recover the last 6 months of delinquent maintenance fees from third party foreclosure purchasers (no \$ cap)
- D. Permits association liens to be foreclosed judicially or non judicially (with exception)
- E. Recorded liens for unpaid association assessments expire after six years
- F. Makes process for Borrower’s conversion of NJF to judicial permanent
- G. Limits Borrower claims of Unfair and Deceptive Acts to only 13 provisions of entire law
- H. Creates an attorney affirmation process for certifying accuracy of documents
- I. Modifies the publication of notice requirements

The new process for implementing a Part II NJF under HB 1875 will take the following format and is expected to take from 4 to 8 months to complete:

1. Borrower, after being served notice, has 60 days to cure the default
2. Lender must file a NJF notice with DCCA within 3 days of notifying Borrower. DCCA, in turn, also notifies Borrower within 10 days.
3. If Borrower cannot timely cure the default, he has 30 days to opt for either Dispute Resolution (DR) or convert the NJF to a judicial foreclosure and pay the applicable fee.
4. If neither happens, the NJF continues.
5. If DR is chosen, a session with the mediator must be scheduled within 40-70 days.
6. Borrower must meet with a counselor 30 days before the DR session.
7. Lender's authorized representative may negotiate a loan modification
8. There may be up to two 3-hour mediation sessions.
9. The mediator has 60 days to determine if an agreement has been reached.

Licenseses should seek the advice of an attorney in counseling a client on what to do if he or she is in or facing a NJF situation.



## **STANDARD FORMS USE AGREEMENT**

### **ATTENTION ALL PRELICENSE INSTRUCTORS, SCHOOLS, CE PROVIDERS, AND CE INSTRUCTORS**

If you are using any of the Hawaii Association of REALTORS® (HAR) standard forms in teaching the prelicensing salesperson and/or broker curricula, or using these same forms in any certified continuing elective course, you **MUST** contact HAR and obtain and sign their “Standard Forms Use Agreement”.

Included in the terms and condition of the “Standard Forms Use Agreement” is the requirement to watermark the forms with **SAMPLE** in at least 80-point font size across the pages of the forms used. The most current version of all forms must be used.

The agreement is for two years after approval, and must be renewed thereafter.



## Splitting Fees – Recent Informal, Non-Binding Interpretation

At its June 13, 2012 monthly meeting, the Real Estate Commission’s Laws and Rules Review Committee (LRRC) issued the following informal, non-binding interpretation pursuant to a written request regarding Hawaii Revised Statutes (HRS), section 467-14(14)(A), which reads, “Revocation, suspension, and fine. In addition to any other actions authorized by law, the commission may revoke any license issued under this chapter, suspend the right of the licensee to use the license, fine any person holding a license, registration, or certificate issued under this chapter, or terminate any registration or certificate issued under this chapter, for any cause authorized by law, including but not limited to the following: (14) Splitting fees with or otherwise compensating others not licensed hereunder for referring business; provided that notwithstanding paragraph (5), a real estate broker may pay a commission to: (A) A licensed real estate broker of another state, territory, or possession of the United States, if that real estate broker does not conduct in this State any of the negotiations for which a commission is paid.”

The LRRC’s informal, non-binding interpretation states that Hawaii-licensed brokers may pay a referral fee to out-of-state brokers, but the out-of-state broker may not conduct in Hawaii any real estate negotiations by any means of communication, as they are not licensed in Hawaii, and are prohibited from engaging in any activity for which a Hawaii real estate license is required.

To further amplify the above, the LRRC determined that any form of communication, for example, telephone calls, emails, faxes, etc. may not be used by the out-of-state broker to enter into any real estate negotiations. The out-of-state broker may only receive a referral fee from the Hawaii real estate broker. The amount of the referral fee is negotiable between the concerned parties.

Should a complaint arise in the above scenario, review, investigation and any possible disciplinary action would be against the Hawaii licensee, not the out-of-state licensee.

It is important to remember that the licensing laws and rules do not differentiate between licensees who engage in residential or commercial real estate. All laws and rules apply across the board.



## Proposed Rule-Making

The last time Hawaii Administrative Rules (HAR), Chapter 99, “Real Estate Brokers and Salespersons”, was amended was in 2001 via then Lt. Governor Mazie Hirono’s “Slice Waste and Tape” (SWAT) initiative. Eleven years later, the Real Estate Commission is entering into rule-making, a generally long and drawn-out process.

(Note: underscored material is a proposed addition to the rules. Material that is crossed through is proposed for deletion.)

Here is a sample of some proposed rule changes that may be of interest

HAR, Section 16-99-3 Conduct.

- (g) The licensee shall not acquire, rent, lease or exchange an interest in or buy, rent, lease or exchange for one's self, any member of the licensee's immediate family or brokerage firm, or any entity in which the licensee has any ownership interest, property listed with the licensee, licensee's brokerage firm, or listed with any other brokerage firm or licensee without making the true position known in writing to the listing owner or property owner. When offering for sale, lease, exchange or rental, property which the licensee owns or has interest in, the licensee shall fully inform the principal broker of the licensee's intention to sell, lease, exchange, or rent, and of the licensee's interest in the property and shall conduct the real estate transaction through a brokerage firm. The licensee shall reveal the interest to the purchaser, lessee, or tenant in writing prior to accepting any offer.
  
- (k) The brokerage firm shall not compensate a licensee of another brokerage firm in connection with a real estate transaction without paying directly or causing the payment to be made directly to the other brokerage firm. This requirement shall not apply in cases where the licensee whether inactive, forfeited or deceased is receiving compensation from a former brokerage firm for commission credit earned while affiliated with that former brokerage firm.
  
- (x) Each licensee shall provide written notice within thirty days to the licensing authority of any judgment, award, disciplinary sanction, order, or other determination, which adjudges or finds that the licensee is civilly, criminally, or otherwise liable for any personal injury, property damage, or loss.

HAR, Section 16-99-4 Client's account; trust funds; properties other than funds.

- (d) Every brokerage firm shall deposit or place trust funds received into a neutral escrow depository or in a trust fund account with some bank or recognized depository, which is federally insured, by the next business day following receipts. The neutral escrow depository shall be located in the same state where the property is located.

HAR, Section 16-99-5.1 Involuntary inactive license status.

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- (d) A brokerage firm's license, whether a corporation, limited liability company or partnership, shall be placed on an involuntary inactive status upon the occurrence of one or more of the following:
  - (1) The principal broker's license is placed on an inactive, forfeited, suspended, revoked or terminated status;
  - (2) The brokerage firm is no longer registered with the business registration division;
  - (3) The principal broker is unable to act in the case of prolonged illness or death and no commission approved temporary principal broker has been designated;
  - (4) The brokerage firm has no registered place of business; and
  - (5) The principal broker is absent from the place of business for more than thirty days, or moves out-of-state, and no commission approved temporary principal broker or broker in charge has been designated pursuant to section 16-99-3(o).

HAR, Section 16-99-11 Advertisement.

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. .  
(c) Current individual real estate licensees, ~~[whether active or inactive]~~ on inactive status, shall disclose the licensee's inactive status ~~[as a real estate licensee]~~ in all advertising and promotional material.

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. .  
(d) All advertising and promotional materials that refer to the individual licensee's name, including but not limited to business cards, shall:

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. .  
(2) Identify the licensee with the licensee's associating or employing brokerage firm, where the font size of the name of the brokerage firm is at least the same sized font as the licensee's name; and

(3) \*Specify that the licensee is a broker (B), or salesperson (S), or if a current member of the Hawaii Association of Realtors, Realtor (R) or Realtor-Associate (RA). Members of "All Realtor" local boards who hold a Hawaii real estate salesperson's license may specify their license as R(S), R (salesperson), Realtor (Salesperson), or Realtor (S). \*

This section is revised to read:

(3) [Specify that the licensee is a broker (B), or salesperson (S), or if a current member of the Hawaii Association of Realtors, Realtor (R), or Realtor-Associate (RA).] Include the licensee's license number as issued by the commission.

HAR, Section 16-99-37 Education equivalency. (a) the commission may grant an equivalency to the respective education requirements for applicants for the salesperson ~~[and broker]~~ license examination for:

- (1) those who hold a current license that was active within one year immediately prior to the date of application as a salesperson or broker in another state with similar or superior education requirements as determined by the commission;
- (2) Graduates of an accredited United States law school;
- (3) Bachelor of arts or bachelor of science degree graduates of accredited United States colleges and universities who have majored in real estate or business;

(b) The commission may grant an equivalency to the respective education requirements for applicants for the broker license examination for:

- (1) Those who hold a current license that was active within one year immediately prior to the date of application as a broker in another state with similar or superior education requirements as determined by the commission;
- (2) Graduates of an accredited United States law school.

HAR, Section 16-99-58 Faculty. . . .

(c) Each instructor shall initially take and pass an examination with a minimum passing score of 85% or as prescribed by the commission and shall:

. . . .  
[~~(g) — Every instructor, every three years, as a condition of recertification for each course the instructor chooses to teach, shall take and pass an instructor's exam, demonstrating the instructor's current command of the prelicense course.~~]

HAR, Section 16-99-87 Definitions. As used in this subchapter: . . .

“Course and course offering” means a continuing education module of instruction certified by the commission, consisting of a minimum of three clock hours and a maximum as determined by the commission.

HAR, Section 16-99-95 Duplicate continuing education hours. Except as provided by the commission or by this subchapter, a licensee shall not take a continuing education course [~~that is substantially similar to a course~~] for which the licensee has already received a certificate within two consecutive biennia. [~~A continuing education provider shall not issue to a licensee a certificate for substantially the same course completed by the licensee. “Substantially similar” as used in this section means that at minimum, seventy five per cent of the course content of a course is repeated in another course offering.~~]

HAR, Section 16-99-96 An instructor who is a licensee. In satisfying the continuing education hours of a license period, an instructor who is a real estate licensee, may use once in any two consecutive biennia, the clock hours for each course taught except the core course which may be recognized for clock hours each biennium. The one time use applies even when the instructor has taught the course more than once.

HAR, Section 16-99-101 Courses not acceptable for continuing education course certification. The commission may not certify a continuing education course, or any portion thereof, which:

- (1) Does not directly relate to real estate law or real estate practice;
- (2) Is related to passing a prelicense real estate salesperson or broker exam;
- (3) Teaches general office [and business] skills, such as [typing] word processing, basic internet skills, computer software or other technology, [speed reading, memory improvement, report writing,] personal motivation, [salesmanship, sales psychology,] and time management;
- (4) Includes sales or promotions of a product or service or other meetings held in conjunction with general real estate brokerage activity;
- (5) [~~Is devoted to meals or refreshments;~~]
- (6) Is less than three clock hours in duration; and
- (7) Does not meet the definition of continuing education as determined by the commission.

HAR, Section 16-99-104 Criteria for certification of a continuing education instructor. . . .  
(d) The commission may require that each instructor complete an instructor’s workshop as approved by the commission prior to teaching in each biennium [~~or complete viewing a commission approved audio videotape of such workshop within the biennium.~~]

HAR, Section 16-99-120 Instructor Evaluation. (a) Course providers shall implement a standardized student evaluation process as determined by the commission.

- (b) Course providers shall ensure that student evaluations of instructors do not fall below the minimum rating standards as determined by the commission.

HAR, Section 16-99-121 Faculty.

- (b) The administrator shall be responsible for:
  - .
  - .
  - .
- (4) Administering and maintaining the student evaluations and minimum rating standards of instructors.



## RENEWAL DEADLINE IS NOVEMBER 30

Remember, the renewal deadline for all real estate licensees is **NOVEMBER 30, 2012**. All real estate licenses, course certifications, prelicense schools, instructors, and substitute instructor certifications and registrations, as well as continuing education provider registrations must be renewed by the renewal deadline to be assured that there is no break in the validity of your license or certification or registration.

**ON-LINE RENEWAL** is scheduled to go LIVE on October 15, 2012. Information will be posted on the Commission's website, [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec), click on Real Estate License Renewals.

It is highly recommended that **the licenses/registrations of the brokerage firm, PB, BICs, and RBOs be simultaneously renewed during early November** and prior to renewals of all associating licensees to ensure sufficient time to correct any problems and to ensure successful renewals of associating licensees. If an associating licensee's renewal application is submitted prior to the PB's, BIC's, and brokerage firm's renewal applications, the associating licensee's renewal application will be held in suspense until the PB, BIC(s), and brokerage firm have successfully renewed all licenses.

**PBs and BICs should complete all CE requirements immediately** as successful renewal includes completion of CE requirements **prior to** submission of a renewal application.

To re-register a branch office, a BIC's license must also be successfully renewed in addition to the PB's license and the brokerage firm's license. If the PB's, BIC's, and/or the brokerage firm's license are not successfully renewed **prior** to the associating licensees, the license renewal applications of all associating licensees will be placed on "suspense" and renewed on **inactive** status come January 1, 2013.

Whether license renewals are handled by the individual licensee or the brokerage firm, the **PB is responsible for the associating licensee's current and active status**. It is recommended that PBs ensure all associating licensees are current and active by requiring all licensees to submit a photocopy of their 2013-2014 pocket license prior to December 31, 2012. **REMEMBER**, by January 1, 2013, licenses which are not renewed are converted to a **forfeited status**. If this conversion takes place, disciplinary action may occur and the consumer may recover all commissions and/or compensations paid.

**RENEWING ON ACTIVE STATUS:** Individual licensees who wish to renew their license on active status need to complete 20 hours of approved continuing education (CE) courses. Licensees are required to take the 2011-2012 mandatory core course, which consists of Part I and Part II. The CE completion certificates do not have to be submitted with the renewal application unless otherwise instructed. All CE courses should be completed in advance of the date of submission of the renewal application or the license may be renewed on an inactive status. Any individual licensee who has renewed but failed to complete the CE requirement will be renewed on an inactive status without further notice.

**CE RECORDS:** Upon completion of a CE core or elective course(s), the course completion information will be downloaded to the Commission's Online Real Estate Continuing Education database by the CE Provider who offered the course. Course certificates may be printed by the licensee, if necessary.

**<http://pvl.ehawaii.gov/rece>** A principal broker or licensee may verify if a licensee has completed the 20 hours CE requirement, the specific courses completed, the number of CE hours required, the number of CE hours earned, and the number of CE hours remaining to complete the CE requirement.

**RENEWING ON INACTIVE STATUS:** Individual licensees who renew their license on an inactive status do not have to complete the CE requirement but must submit the renewal application and fees by November 30, 2012. An inactive licensee desiring to change to active status shall submit the CE certificates with a completed Change Form and a reactivation fee of \$25.00.

**NEW SALESPERSON in 2012:** If you were issued a new salesperson license in calendar year 2012 and renew your license by the renewal application deadline of November 30, 2012, you will be deemed to have completed equivalent to the CE requirement and will not have to complete the CE requirement for this license renewal only. (Note: This does not apply to new brokers who received their broker's license in 2012.)

**CANDIDATES FOR LICENSURE:** Subject to compliance with the license application deadline, a candidate for licensure may want to consider being licensed as of January 1, 2013 rather than the remaining months of 2012 and be subject to renewal requirements. Please call the Real Estate Branch (808-586-2643) for additional information.



## 2012 REAL ESTATE COMMISSION MEETING SCHEDULE

<b>Laws &amp; Rules Review Committee – 9:00 a.m.</b> <b>Condominium Review Committee – Upon adjournment of the Laws &amp; Rules Review Committee Meeting</b> <b>Education Review Committee – Upon adjournment of the Condominium Review Committee Meeting</b>	<b>Real Estate Commission</b> <b>9:00 a.m.</b>
Wednesday, July 11, 2012	Friday, July 27, 2012
Wednesday, August 8, 2012	Friday, August 24, 2012
Wednesday, September 12, 2012*	Friday, September 28, 2012
Wednesday, October 10, 2012	Friday, October 26, 2012
Wednesday, November 7, 2012	Wednesday, November 21, 2012
Wednesday, December 12, 2012	Friday, December 21, 2012

\*The September 12, 2012 meeting will be held at 9:30 a.m. at the Hawaii Innovation Center Conference Room at University of Hawaii at Hilo.

All meetings will be held in the Queen Liliuokalani Conference Room of the King Kalakaua Building, 335 Merchant Street, First Floor.

*Meeting dates, locations and times are subject to change without notice. Please visit the Commission's website at [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec) or call the Real Estate Commission Office at (808) 586-2643 to confirm the dates, times and locations of the meetings. This material can be made available to individuals with special needs. Please contact the Executive Officer at (808) 586-2643 to submit your request.*

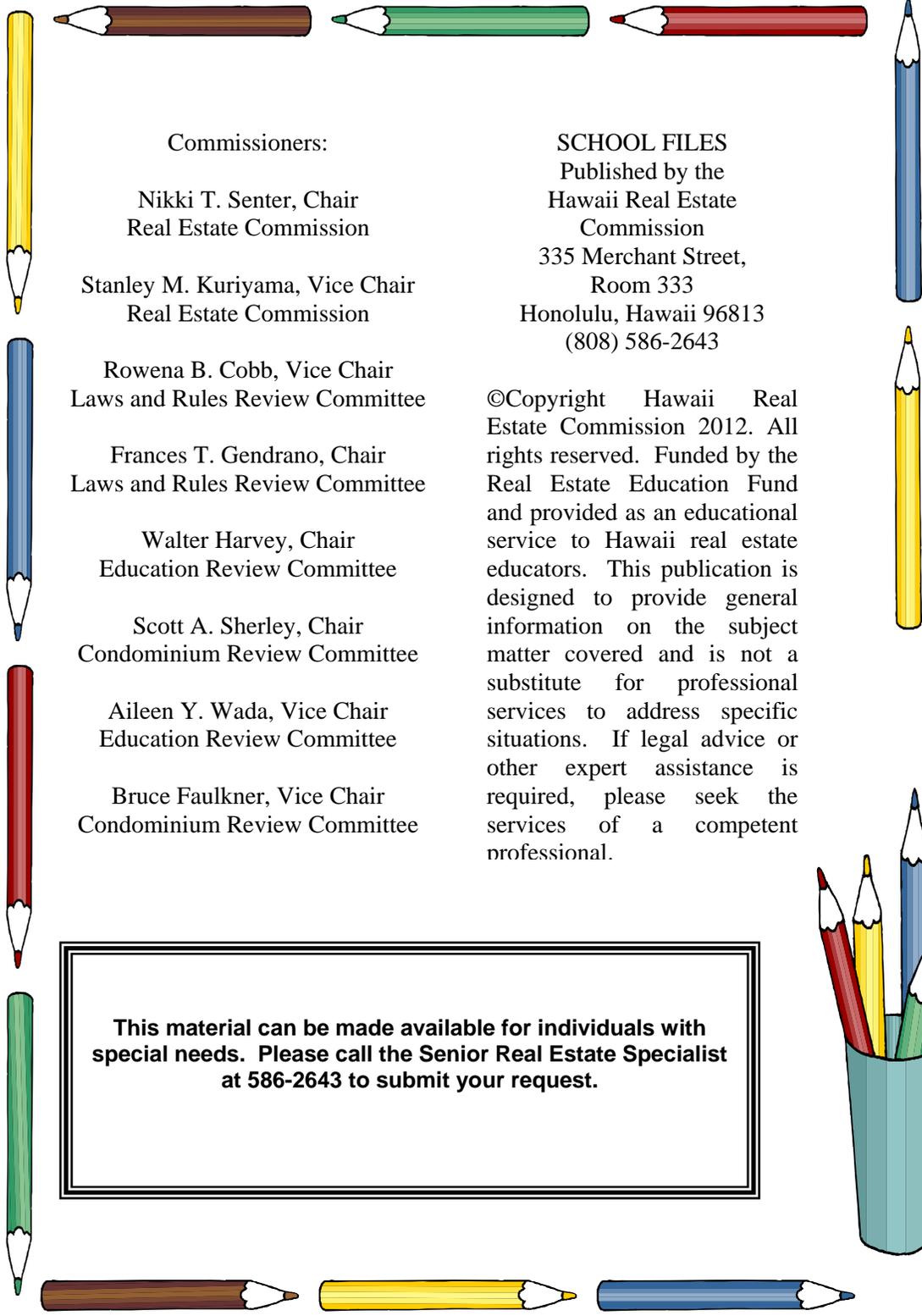
## CONTINUING EDUCATION PROVIDERS

360Training.com  
Abe Lee Seminars  
Akahi Real Estate Network LLC  
All Islands Real Estate School  
Career Webschool Cengage Learning, Inc.  
Carol Ball School of Real Estate  
Coldwell Banker Pacific Properties Real Estate School  
Continuing Ed Express LLC  
Distressed Properties Institute LLC  
Dower School of Real Estate  
Eddie Flores Real Estate Continuing Education  
ERA School of Real Estate a Division of SRH Inc.  
Great Lakes Institute of Real Estate  
Green Building, LLC  
Hawaii Association of Realtors  
Hawaii CCIM Chapter  
Hawaii Institute of Real Estate (HIRE)  
Hawaii Island Board of Realtors  
Hogan School of Real Estate  
Honolulu Board of Realtors  
Kauai Board of Realtors  
Levin & Hu, LLP  
Lorman Education Services  
Lynn W. Carlson  
McKissock, LP  
Pacific Real Estate Institute  
ProSchools, Inc.  
Ralph Foulger's School of Real Estate  
Realtors Association of Maui Inc.  
REMI School of Real Estate  
Richard Daggett School of Real Estate  
Russ Goode Seminars  
Seiler School of Real Estate  
Servpro Industries, Inc.  
Shari S. Motooka-Higa  
The CE Shop, Inc.  
The Seminar Group  
University of Hawaii at Manoa Outreach College  
University of Hawaii Maui College – OCET  
West Hawaii Association of Realtors

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