

SCHOOL FILES

Hawaii Real Estate Commission - <http://www.hawaii.gov/hirec>

January/February/March/April 1997

TELEVISED REAL ESTATE SEMINAR

There has been a change of date for the televised real estate seminar "Land Title Problems in Hawaii". The new date is **May 17, 1997**. The question and answer program with a panel of experts on land title issues will be shown live on Oahu only on May 17, 1997 from 10:00 a.m. - 11:30 a.m. on Oceanic Cablevision Channel 55. This event will be pre-recorded and shown at a later date on the neighbor islands.

As part of the advertisement and publicity for this event, interested parties, from all islands, will be asked to submit questions in advance for the question and answer portion of the program.

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NEW APPLICATIONS FOR BROKER EXPERIENCE CERTIFICATES

The new application for broker experience certificate is now available. A special mail out was done, at which time the new application was sent to all prelicense schools. The instructions and forms have been substantially modified. Review them carefully.

Although the requirements for obtaining a broker experience certificate **remain the same** - two (2) years full-time experience in this State as a salesperson under a

Hawaii broker in the last five (5) years, and have participated in at least ten (10) real estate transactions under the applicant's Hawaii broker. The Commission no longer requires the applicant to submit copies of transactions with the application.

If you distribute this application, include the instructions in their entirety.

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LEGISLATIVE NEWS!

Legislation which passed and is pending the Governor's signature, would make the following changes to Chapter 467, HRS:

- > National courses taught by nationally certified instructors certified by, including but not limited to the Building Owners and Managers Association, the Community Associations Institute, or other national organizations approved by the commission will be allowed for continuing education credit.
- > CE courses shall not require an examination.
- > Repeals the waivers of CE requirements for real estate licensees.
- > The legislative reference bureau shall conduct a comprehensive study of the CE program for real estate licensees, including the feasibility of allowing a private organization to administer the program - due no later than 20 days prior to convening of regular session of 1998.

You will be sent a special memorandum as soon as the Act is approved, at which time all exams, quizzes, etc. must cease for all real estate continuing education courses.

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DISCIPLINED LICENSEES - NUMBER OF YEARS LICENSED

The following table summarizes a study that was conducted and reported to the Education Review Committee regarding disciplinary action taken against a licensee and the number of years licensed:

# of Years Licensed at Date of Action	Number of Licensees
less than 5	17
5 - 9 years	35
10 - 14 years	37
15- 19 years	49
20 or more	43
Total	181
Max. # years	49
Min. # years	3
Avg. & Med.	15

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ISSUANCE OF CE CERTIFICATES FOR REACTIVATION AND RESTORATION OF A REAL ESTATE LICENSE

As a reminder, in January 1997, we issued a memorandum to all continuing education providers regarding the "99" code for CE certificates issued.

There appears to be some confusion as to how to issue a CE certificate to a student who is reactivating or restoring their license and must complete the mandatory CE requirement for the prior biennium.

When issuing CE certificates to students who are reactivating or restoring their license, be sure to use the "99" code when reporting information to the Real Estate Commission ("Commission"). The information reported should be as follows: If the certificate number is 12345, the first two numbers should be replaced with "99" - 99345. This "99" code affects all blue and yellow colored certificates for courses taken from January 1, 1997.

Also, if any information submitted to the Commission needs to be changed, it must be submitted on the Continuing Education Certificate Changes/Additions form. The form is attached to this edition of School Files.

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NEW CE CERTIFICATES

The new colors for the 1997-98 continuing education biennium are "goldenrod" and "lime". Providers may call Lorene Arata for more information at 586-2645.

APPROVED CE PROVIDERS, INSTRUCTORS & COURSES

Continuing Education Providers:

- > Abraham Lee, dba Abe Lee Seminars*
- > Dower School of Real Estate*
- > Maui Board of Realtors*
- > UH Small Business Management Program*
- > John Reilly, dba Real Estate Continuing Education Company*
- > Honolulu Board of Realtors*

Continuing Education Instructors:

- > Elizabeth L. Dower for elective course: "Introduction to Broker Management"
- > Kenneth D. H. Chong for elective courses: "Alternative Dispute Resolution in Real Estate" and "Commercial Real Estate Sales and Leasing Law" and course categories: Investment; Real Estate Law; Property Ownership and Development; and Risk Management*
- > Elizabeth L. Dower for elective courses: "Residential Property Management" and "Disclosures in Hawaii Residential Transactions" and course categories: Real Estate Law Update and Ethics and Fair Housing*
- > Eddie Flores, Jr. for elective course "Disclosures in Hawaii Residential Transactions"*
- > Mark Robert James for course category: Finance*
- > Carol Egan for course category: Real Estate Law*
- > Abraham W. H. Lee for elective courses: "Condominium Development Process"; "Zoning - Issues, Problems, Questions and Answers"; "Wills, Trusts and Real

Estate" and "Disclosures in Hawaii Residential Transactions" and course categories: Fair Housing; Real Estate Law Update and Ethics, Investment and Property Ownership and Development*

- > Frederick J. Luning for course category: Finance*
- > Margaret M. Moore for elective course: "Disclosures in Hawaii Residential Transactions" and course categories: Real Estate Law Update and Ethics and Finance*
- > Lee Ruggles for elective course: "Disclosures in Hawaii Residential Transactions" and course categories: Real Estate Law Update and Ethics and Property Management*
- > Max Sherley for the elective course: "Disclosures in Hawaii Residential Transactions"*
- > Teney Takahashi for course categories: Investment and Property Ownership and Development*
- > Madeline Jeanne Walls for course categories: Contracts, Dispute Resolution and Real Estate Law Update and Ethics*
- > John Reilly for course category: Real Estate Law*
- > M. Russell Goode, Jr. for elective courses: "Residential Property Management Laws & Rules"; "Real Estate Exchanges"; "Commercial Real Estate Sales & Leasing Law" and "Disclosures in Hawaii Residential Transactions" and course categories: Contracts, Fair Housing, Real Estate Law Update & Ethics and Finance*

> Manuel D. Garcia for course categories: Investment and Real Estate Law*

> Louis L. C. Chang for course categories: Contracts, Real Estate Law, Dispute Resolution and Real Estate Law Update & Ethics*

> Gretchen B. Duplanty for elective course: "Disclosures in Hawaii Residential Transactions"

Continuing Education Courses:

> "Tax Free Exchange of Residential Property" and "Consensual Dual Agency" - computer courses (John Reilly)*

> "Small Project Real Estate Development"; "DROA"; "Representing a Foreign Buyer"; "Purchase, Ownership and Management of Condominiums"; and "Alternative Dispute Resolution in Real Estate" (Kenneth Chong)*

> "Alternative Financing for Today's Market" (Elizabeth L. Dower)*

> "Condominium Development Process"; "Wills, Trusts and Real Estate"; "Zoning - Issues, Problems, Questions, Answers"; and "Developing Small Properties" (Abraham Lee)*

> "How to List and Sell Business Opportunities"; "Financing Residential Properties"; "Comprehensive 1031 Exchange" "Foreclosure and the Role of the Commissioner"; "Pitfalls in DROA and Addenda"; "Homeowner's Tax Strategies"; "Real Estate Tax Shelters" and "Hawaii Landlord-Tenant Code"* "Risk Reduction in Managing Residential Properties" (course name changed) and "Hawaii

Residential Leasehold Issues & Future" (Eddie Flores, Jr.)

> "Condominiums: Laws & Issues", "Hot Spots in Real Contracts", "How to Manage Residential Properties", "Pitfalls of Residential Listings" and "Zoning/Development: Laws & Issues" (Duplanty School of Real Estate)

> "Avoid Litigation - How to Detect Red Flags" (Eddie Flores Real Estate Continuing Education) (*indicates recertification or reregistration)

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APPROVED PRELICENSE EDUCATION SCHOOLS AND INSTRUCTORS

Prelicense Schools:

> Seiler School of Real Estate
> REEF, Inc., Hawaii Institute of Real Estate
> Small Business Management Program - UH at Manoa
> Dower School of Real Estate
> Ralph Foulger, Hawaiian School of Real Estate
> Vitousek Real Estate School*
> Fahrni School of Real Estate
> Maui Community College - VITEC*

Preliminary Instructors:

> Jay J. Spadinger*
> Paige Vitousek*
> John F. Stapleton*
> Ricardo D. "Rick" Seiler*
> Elizabeth L. Dower*
> Frederick J. Luning*
> Madeline Jeanne Walls*
> Steven W. Gilbert*
> Kenneth D. Chong*
> Martha Lee Ruggles*
> Ralph S. Foulger*
> Eileen W. Luko*
> M. Russell Goode*
> Helen Kate Fahrni

> Brian R. Thomas (*indicates recertification or reregistration)

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CONFERENCES, MEETINGS, SEMINARS

The Real Estate Commission has rescheduled its June Committee meetings to Tuesday, June 17, 1997. You should be receiving a notice regarding the change shortly.

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The Association of Real Estate Licensing Law Officials (ARELLO) will be holding their Board of Directors meeting on May 21 - 24, in Rapid City, South Dakota.

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ARELLO Western District Conference will be held on June 7 - 10, 1997 in Scottsdale, Arizona.

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The Real Estate Educators Association (REEA) will be holding their 18th Annual Conference on June 5 - 8, 1997 in Scottsdale, Arizona.

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COMMISSION & STAFF

The Commission and staff would like to welcome 2 new staffers: Edmond Ikuma, our new senior real estate specialist, was working at the legislature and is formerly from the Dept. of Taxation and Ms. Gina Watumull, our new condominium specialist, comes from the U. S. District Court, District of Hawaii.

Also, we would also like to bid farewell to Ms. Benedyne Stone, condominium specialist - we wish her the best of luck!