

Alabama:

You must be a U.S. citizen or lawful permanent resident, be at least 19 years old, show proof of high school graduation or GED, have no felonies, have not had a real estate application or license rejected or revoked in any state within the past two years, successfully completed 60 credits of approved pre-license Alabama real estate courses, and pass the state's real estate license exam.

After passing with at least a 70%, you must submit an application for an Alabama Temporary License. Licensees must then complete a 30-hour real estate agent training in Alabama within the first twelve months of getting their license. After which the licensee can then apply for an Alabama Permanent Salesperson's License. Then you must complete 15 hours of continuing education every 2 years.

https://arec.alabama.gov/arec/pages/professionals/licensing/app_instructions.aspx

Alaska:

Alaska has three different types of real estate licenses: a salesperson, broker, and broker associate. The salesperson must work under a broker and is required to have 40 pre-license credit hours of classes and pass the real estate exam. You must be 19 years of age to obtain a real estate license in Alaska. People convicted with a felony, fraud, forgery, theft, or extortion must have served their full sentence and have waited at least seven years since completing their sentence before their application being considered. After licensing, you must then complete 20 hours of continuing education every two years, and 30 hours of post license education to be complete within 1 year of initial licensing.

<https://www.commerce.alaska.gov/web/cbpl/professionallicensing/realestatecommission.aspx>

Arizona

You must be 18 years of age and complete 90 hours of pre-license education and a 6 hour contract writing course. You must pass the state and real estate school exams and be of high moral character. You must disclose all criminal convictions and will not be considered if convicted of any felonies. You must submit an issued fingerprint clearance card.

Lastly, must also be approved by your hiring Broker online prior to being legal to work. After licensing, you must then complete 24 hours of continuing education every two years.

<https://www.azre.gov/>

Arkansas

You must be 18 years old and take 60 hours of pre-license education. You also have to submit fingerprints for a background check, which is assessed on a case-by-case basis. Licensees must then complete 18 hours of post-licensing education no later than 6 months after becoming initially licensed. After this, 7 hours of continuing education must be completed each year.

<https://www.arec.arkansas.gov/>

California

In California, real estate license applicants must be at least 18 and are required to take three real estate classes for a total of 135 hours, which can be taken at a college or private real estate school. These three courses include Real Estate Principles (45 hours), Real Estate Practices (45 hours), and a choice of one more course from an approved list for the last 45 hours. Applicants must also show proof of honesty and truthfulness and must submit fingerprints for a background check. Conviction of any crime can result in disqualification, but not without consideration. Licensees must then complete 45 hours of continuing education before renewing their license every four years.

<http://www.dre.ca.gov/licensees/>

Colorado

You must take 162 credit hours of classes and be at least 18 years of age before you can take the state exams. You must also pass a background test and be fingerprinted. You must then complete 24 hours of continuing education every three years after the initial licensing.

<https://www.colorado.gov/pacific/dora/division-real-estate>

Connecticut

You must be at least 18 and take 60 hours of real estate classes before you can take the exam for a salesperson. Brokers must take 120 hours of education and have two years of experience as a salesperson. Licenses then expire every May 31st, and 12 hours of continuing education must be completed each year before renewal.

<https://portal.ct.gov/DCP/License-Services-Division/All-License-Applications/Real-Estate-Salesperson>

Delaware

Licensees in Delaware must be at least 18 and must complete 99 hours of real estate classes before they can take the state exam. Convictions can be waived but 5 years must have elapsed since conviction. Licenses expire April 30th on even years, and you must complete between 0-21 hours of post license education for the first renewal period depending on when you received your license. After the first renewal period, 21 hours of continuing education are required by each renewal period of two years.

<https://dpr.delaware.gov/boards/realestate/>

Florida

You must take 63 credit hours of pre-license courses and be at least 18 years of age as well as have a high school diploma or equivalent. You must also submit fingerprints for a background check and disclose any convictions for consideration before taking and passing the exam. After licensing, you must then complete 45 hours of post license education within the first two years, and 14 hours of continuing education every subsequent renewal period of two years.

<http://www.myfloridalicense.com/DBPR/real-estate-commission/>

Georgia

To get a salesperson license in Georgia, you must take 75 hours of approved pre-license real estate courses or complete 10 quarter-hours or 6 semester hours of approved education courses at an accredited college or university. You must also be 18 years of age, have a high school diploma or GED, and pass a background check. You must have a sponsoring broker to activate your license. Afterwards, you must complete 25 hours of post license education within the first year, and then 36 hours of continuing education every four years after.

<http://www.grec.state.ga.us/>

Hawaii

You must be 18 years old with a high school diploma or the equivalent and pass a 60-hour pre-licensing course. You must then complete 20 hours of continuing education every two years.

<http://cca.hawaii.gov/reb/>

Idaho

You must be 18 years of age with a high school diploma or the equivalent and take 90 hours of pre-license education before you can take the state exam. You must also submit fingerprints and pass a background check. Afterwards, 19 hours of continuing education is required every two years.

<https://realestatecommission.idaho.gov/>

Illinois

You must be 18 years old and have either a high school diploma or GED. To become a real estate agent, you must complete 75 hours of the pre-license broker course, pass a background check, and then pass the exam. After licensing, 45 hours of post-licensing education is required along with 24 hours of continuing education every two years.

<https://idfpr.com/dre.asp>

Indiana

You must be 18 with a high school diploma or equivalent, pass a background check, and take 90 credit hours of pre-license classes and pass the state exam. Afterwards, you must complete 30 hours of post licensing education within the first two years, and 36 hours of continuing education every subsequent three years.

<https://www.in.gov/pla/professions/real-estate-home/real-estate-licensing-information/>

Iowa

You must be 18 years old and pass a background check. You must take 60 credit hours of pre-license classes before taking the state exam, as well as pass a background check. On top of the pre-license hours, you must also complete 36 hours of classroom courses. After licensing, 36 hours of continuing education is required every three years. This is not to be confused with the 36 hours of classroom required before applying for a license.

<https://plb.iowa.gov/board/real-estate-sales-brokers>

Kansas

You must be 18 years old, have a high school diploma or its equivalent, and be able to pass a background check. You need 60 hours of pre-license classes before taking the exam. After licensing, you must then complete 12 hours of continuing education every two years.

<https://krec.ks.gov/>

Kentucky

You must be 18 years old, have a high diploma or equivalent, and pass a background check. The education requirement is 96 credit school hours before you can take the state exam, or 6 credit hours in real estate courses from an accredited college. Afterwards, 48 hours of post-license education are required within two years and 6 hours of continuing education every two years after that.

<https://krec.ky.gov/Pages/default.aspx>

Louisiana

You must be 18 years old, have a high school diploma or equivalent, and pass a background check. You must take 90 hours of pre-license education before you can take the state exams. After passing the exam, 45 hours of post-licensing education is required within 180 days of obtaining your license, as well as four additional hours of mandated core topic to be complete by Dec 31st of that year. Afterwards, 12 hours of continuing education is required each year by the same Dec 31st deadline.

<https://lrec.gov/>

Maine

You must be 18 years old, have a high school diploma or GED, and have notarized recommendations from at least three persons stating that the applicant has a good reputation. You must take 55 hours of pre-licensing requirements before taking the real estate license exam. This is for an entry level sales agent license which is not renewable, which means before the end of the expiration date, you will have had to complete the pre-license associate broker course and pass a different exam to become a broker associate. These licenses are renewable and require 21 hours of continuing education every two years.

https://www.maine.gov/pfr/professionallicensing/professions/real_estate/index.html

Maryland

You must be 18 years old and of good character and reputation. You must take 60 hours of pre-licensing education before you can take the real estate license exam.

<https://www.dllr.state.md.us/license/mrec/>

Massachusetts

You must be 18 years old and take 40 credit hours of classes before you can take the state exam. Afterwards, you must complete 12 hours of continuing education every two years.

<https://www.mass.gov/real-estate-licensing>

Michigan

You must be 18 years old and take 40 hours of pre-license education before you can take the state exam. Afterwards you must complete 18 hours of continuing education every three years.

https://www.michigan.gov/lara/0,4601,7-154-72600_72602_72731_72871---,00.html

Minnesota

You must take three real estate classes to get your license for a total of 90 hours. Only the first class must be passed before you can take the state test and the other two classes must be passed within one year. You must then obtain sponsorship from a brokerage before you can file for a real estate license. Afterwards, you must complete 15 hours of continuing real estate education every year.

<https://mn.gov/commerce/licensees/real-estate/>

Mississippi

You must be 18 years old and a bona fide resident of Mississippi.

You must take 60 hours of pre-license education before taking the state exam. You must obtain sponsorship from a brokerage before applying for your license. Afterwards, you must complete 30 hours of post-license education within the next year, and then 16 hours of continuing education every two years after.

<http://www.mrec.ms.gov/>

Missouri

You can get your license in a variety of ways. You must be 18 and complete 48 hours of classes or be a licensed attorney or be granted a one-time sitting for the exam by the commission. You must then pass a background check and then take the 24 hour Missouri Real Estate Practice (MREP) course which is separate than the 48 hours of pre-licensing courses. Afterwards you must complete 12 hours of continuing education every two years.

<https://pr.mo.gov/realestate.asp>

Montana

You must be 18 years old and have passed the 10th grade. You also have to take 70 hours of pre-license education before taking the real estate test. You must also obtain a sponsoring brokerage before filing for your license. Afterwards, you must complete 12 hours of continuing education every year.

<http://boards.bsd.dli.mt.gov/rre>

Nebraska

You must be 19 years old and have a high school diploma or GED. You must take three courses totaling 66 hours of pre-licensing education. You must also pass a background check. Afterwards, you are required to complete 18 hours of continuing education every two years.

<http://www.nrec.ne.gov/>

Nevada

You must take 90 hours of pre-license education (requirement will increase to 120 hours as of Oct. 2021), be 18 years of age, and pass a background check before taking the state real estate exam. Afterwards, you must complete 24 hours of continuing education every two years.

<http://red.nv.gov/>

New Hampshire

You must be 18, have a high school diploma or the equivalent, pass a background check, and complete 40 hours of pre-license education before taking the real estate exam. You must then complete 15 hours of continuing education every two years afterwards.

<https://www.oplc.nh.gov/real-estate-commission/>

New Jersey

You must be 18 years old, have a high school diploma or GED, and pass a background check and possess good character, trustworthiness, honesty, and integrity. You must pass 75 hours of pre-license classes before taking the real estate exam. You must then obtain sponsorship from a broker before filing for your license. After that, you must complete 12 hours of continuing education every two years.

https://www.state.nj.us/dobi/division_rec/index.htm

New Mexico

In order to get your associate broker license, you must be 18 years old and a legal resident of the United States. You must also submit fingerprints and pass a background check. You must then pass 90 hours of pre-license classes before taking the state real estate exam. Afterwards, you must complete 36 hours of continuing education every three years.

http://www.rld.state.nm.us/boards/real_estate_commission.aspx

New York

You must be 18 years old and pass a background check with no felonies on record. Then you must take 75 hours of pre-license education before passing the state real estate exam. You must complete 22.5 hours of post-license education within the first two years of being licensed, then 22.5 hours of continuing education every two years after that.

https://www.dos.ny.gov/licensing/realestate/re_bore.html

North Carolina

To get a provisional license, you must be at least 18 years of age, pass a background check, and then take 75 hours of pre-license classes, followed by the state real estate exam. A full license requires 90 additional hours of post-licensing education.

<https://www.ncrec.gov/>

North Dakota

You must be 18 years old, submit fingerprints and pass a background check, and submit a fee for a credit report. 90 hours of pre- license education are required. Once licensed, 9 hours of continuing education are required every year.

<https://www.realestatend.org/>

Ohio

You must be 18 years old, have a high school diploma, and be an honest and upright citizen. You must pass a background check, and if you have a felony conviction, you may be denied a real estate license. The applicant must pass a state real estate test and complete 120 hours of education. You must then complete 30 hours of continuing education every three years.

<https://www.com.ohio.gov/real/>

Oklahoma

You must be 18 years old and of good moral character. You must take 90 hours of pre-license education before taking your real estate exams. Afterwards, you must complete 45 hours of post-license education within the first year, and then 21 hours of continuing education every three years following.

<https://www.ok.gov/OREC/>

Oregon

You must be 18 years old and have a high school diploma or GED and submit fingerprints to pass a background check. You must take 150 hours of pre-license education before taking the Oregon real estate exams. 30 hours of post-license education is required within the first renewal period, then 30 hours of continuing education every two years after.

<https://www.oregon.gov/rea/Pages/index.aspx>

Pennsylvania

You must be at least 18 years of age and pass a background check. You must then take 75 credit hours of pre-license education or have a major in real estate from a four-year college. After obtaining your license, you must complete 14 hours of post-licensing education by the next May 31st of the next even year, and then 14 hours of continuing education every two years after that.

<https://www.dos.pa.gov/ProfessionalLicensing/BoardsCommissions/RealEstateCommission/Pages/default.aspx>

Rhode Island

You must be 18 years old, pass a background check, and complete 45 hours of pre-license credits before you can take the state real estate test. You must also obtain a lead poisoning mitigation certificate of completion which is a separate three-hour certificate. After licensing, you must then complete 24 hours of continuing education every two years.

<http://www.dbr.state.ri.us/divisions/commlicensing/realestate.php>

South Carolina

You must be 18 years old and have a high school diploma or equivalent. You must complete 60 hours of pre-license education before taking the state real estate exam. After passing the exam, you must take an additional 30 hours of post-license education before you can apply for your license. Afterwards, licensees must complete 10 hours of continuing education by June 30th every two years, beginning with the year that the license was issued.

<https://www.llr.sc.gov/POL/REC/>

South Dakota

You must be 18 years old and complete 116 hours of pre-license education before you can take the state real estate exams. A licensee must complete a 30-hour course each of the first two license renewal periods, and then 24 hours of continuing education every two years after that.

<https://dlr.sd.gov/realestate/default.aspx>

Tennessee

You must be 18 years old and complete 90 hours of pre-license education before taking the real estate exam. 16 hours of continuing education is required every two years after initial licensing.

<https://www.tn.gov/commerce/regboards/trec.html>

Texas

You must be 18 years of age or older, submit fingerprints and pass a background check, and then complete 180 hours of pre-license education before you can take the real estate exam. You must complete 90 hours of post-licensing education before your first renewal. You must also complete two separate, four hour legal update courses in the first renewal period. After the first renewal period, 18 hours of continuing education are required every two years.

<https://www.texasrealestate.com/members/government-affairs/political-affairs/the-texas-real-estate-commission/>

Utah

You must be 18 years old, have a high school diploma or the equivalent, and submit fingerprints and complete a background check. You must complete 120 hours of pre-license education before taking the Utah real estate exam. For the first renewal, licensees must complete 18 hours of post-licensing education, which includes 12 hours of Utah's new agent course. After the first renewal period, there are 18 hours of continuing education required every two years.

<https://realestate.utah.gov/>

Vermont

You must be 18 and complete 40 hours of pre-license education before passing the state real estate tests. Afterwards, you must complete 16 hours of continuing education every two years.

<https://www.sec.state.vt.us/professional-regulation/list-of-professions/real-estate-commission.aspx>

Virginia

You must be 18 years old, have a high school diploma or the equivalent, submit fingerprints and pass a background check, and complete 60 hours of pre-license education prior to taking the state license exams. After licensing, you must complete 30 hours of post-licensing education within the first two years of licensing, and then 16 hours of continuing education every two years after that.

<http://www.dpor.virginia.gov/Boards/Real-Estate/>

Washington

To get your broker license, you must be 18 years old, have a high school diploma or equivalent, submit fingerprints and pass a background check, and complete 90 hours of education before taking the Washington real estate test. Afterwards, you must complete 90 hours of post-licensing education within the first two years, and then 30 hours of continuing education every two years after that.

<https://www.dol.wa.gov/business/realestate/index.html>

West Virginia

You must be 18 years old, have a high school diploma or equivalent, and submit fingerprints to pass a background check. Applicants must take 90 hours of pre-license education before taking the state exams. After licensing, you must complete 7 hours of continuing education every year.

<https://rec.wv.gov/Pages/default.aspx>

Wisconsin

You must be 18 years old and have completed 72 hours of pre- license education before taking the state test. You can also be a real estate apprentice, which requires you to take a general knowledge test and be working directly for a real estate broker for at least 20 hours per week. After licensing, you must complete 18 hours of continuing education every two years.

<https://dsps.wi.gov/pages/RulesStatutes/RealEstate.aspx>

Wyoming

You must submit fingerprints and pass a background check and then take 54 credit hours of pre-license education before passing the state exams. You must then take 45 hours of continuing education every three years after initial licensing.

<http://realestate.wyo.gov/>

DC District of Columbia

You must take 60 hours of pre-license education before passing the Salesperson Exam and applying for your real estate license. You must be a high school graduate or hold the equivalent certificate. After licensing, you must then complete 15 hours of continuing education every two years.

<https://dcra.dc.gov/real-estate>