

**STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION**

3300 W. Sahara Ave., Suite 350, Las Vegas, Nevada 89102 \* (702) 486-4033  
e-mail: [realest@red.nv.gov](mailto:realest@red.nv.gov) \* <http://red.nv.gov/>

**REAL ESTATE LICENSING REQUIREMENTS**

**ALL APPLICANTS:**

1. Application must be completed by applicant ([Form 549](#)). Pre-evaluations of applications, education, or background issues are not provided by division staff.
2. Proof of education and/or real estate licensed experience. Review the education information in detailed listed below for each license type.
3. Attach one fingerprint card processed by a government or law enforcement agency and a **cashier's check** or **money order** of **\$36.25** made payable to the "Department of Public Safety" **OR** a **verification form** issued by an approved Fingerprint Vendor (Vendor list only in Nevada - [Form 619](#)). Finger print results expire after six (6) months.
4. Original exam results (for exam scheduling, contact Pearson VUE testing service: <http://www.pearsonvue.com/nv/realestate/>, or call: (888) 248-8055).
  - a) Pass Nevada State exam within last 12 months.
  - b) Pass national exam (from any state) within last 12 months. (Unless currently licensed with a reciprocal state. Review the "Out-of-state applicant" requirements listed on this page)
5. Applicants that hold or have held a Real Estate license within the past ten years, in any state, must provide a certified license history issued by the state in which you are licensed. The history must be dated within 90 days of your application submission date.
6. Non-residents must submit the notarized "Consent to service of process" [Form 656](#).
7. Non-US citizens must provide proof of eligibility to work in the United States. Pending eligibilities will not be accepted. Copies of documents produced by the Immigration service are accepted and may be enlarged.
8. Fees: **Salesperson license-\$125.00**     **Broker/salesperson and Broker license-\$145.00** (effective 07/01/2015).  
Fee payments are accepted in check, cashier's check, money order made payable to the Nevada Real Estate Division or cash in the exact amount.

**OUT-OF-STATE APPLICANTS/Reciprocity:** An applicant that holds a current real estate license in another state may meet the qualifications for the Nevada Salesperson license. In addition to the state's and license levels listed in the table below, the following (1-5) is required:

1. [Form 549](#).
2. Certified license history.
3. The Nevada real estate law exam passing certificate.
4. Proof of finger prints.
5. Non-resident completes the [Form 656](#).
6. Non-US citizens submit a copy of their current work permit, or perm resident card, visa, etc.
7. Education certificates are **not** required.

TABLE OF STATES AND LICENSE TYPES APPROVED FOR A RECIPROCAL NEVADA REAL ESTATE SALESPERSON APPLICANT:

**I. SALESPERSON and BROKER LICENSES**

Applicants that hold a current <i>Salesperson</i> or a <i>higher level</i> real estate license in the states listed below qualify for the reciprocal Nevada Salesperson.	
Arizona	Minnesota
Colorado	Texas
Delaware	Utah
Idaho	West Virginia
Kentucky	
Louisiana	

**II. BROKER, BROKER SALESPERSON, and ASSOCIATE BROKER**

Applicants that hold a current <i>Broker</i> , <i>Broker-Associate</i> , or a <i>Broker-Salesperson</i> real estate license in the states listed below qualify for the reciprocal Nevada Real Estate Salesperson license. (The states listed in table 1 are applicable as well as the following states)		
California	Michigan	Pennsylvania
Connecticut	New Jersey	Rhode Island
District of Columbia	New Mexico	Virginia
Florida	New York	
Maine	Ohio	
Maryland	Oregon	

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**SALESPERSON: Education requirements.**

1. Proof of pre-licensing education by transcripts or certificates. Original certified transcripts or certificates are accepted. Pre-licensing education from another state may be accepted. For the Nevada real estate law course review the list of Nevada Schools available on [Form 502](#). A total of 90 hours required. The 90 hours must include the following:

- a) 45 hours or 3 college credits Real Estate Principles.
- b) 45 hours or 3 college credits Real Estate Law (must include 18 hours Nevada law).

**BROKER/SALESPERSON: Education requirements.**

1. Proof of **pre-licensing education** by transcripts, certificates, or licensing history. Original certified transcripts or certificates are accepted. Transcripts from foreign universities must have equivalent evaluation attached. Pre-licensing education from another state may be accepted. To complete the Nevada real estate law course and broker management course review the list of Nevada Schools available on [Form 502](#). The education includes one of the three following situations or a combination to total 64 college credits.

A total of 64 semester credits required:

- a) 45 hours or 3 college credits Real Estate Principles or licensed experience.
- b) 45 hours or 3 college credits Real Estate Law or licensed experience. (must include 18 hours Nevada law provided by a NV school).
- c) 45 hours or 3 college credits Real Estate Appraisal course or licensed experience.
- d) 45 hours or 3 college credits Broker Management course (Nevada specific course).
- e) 15 college credits in other real estate related courses such as business, economics, management, accounting, finance, and marketing or licensed experience.
- f) 37 college level units from any college, military education, technical school, etc or licensed experience.

2. Proof of **Experience** may be used in place of most education certificates or transcripts. You may submit a combination of both experience and education transcripts to meet the full 64 semester credits. College credits must be obtained if experience is not verifiable.

- a) For every 2 years of real estate licensed experience, Nevada will allow 16 college credits towards the education components with the exception of the 45 hour Broker Management and 18 hour Nevada real estate law courses. Experience in two year increments are granted the following credits:  
8 years = 64 credits                      4 years = 32 credits  
6 years = 48 credits                      2 years = 16 credits

- b) Must show proof that experience was full-time and your license is current. Submit the following proof:
  - 1. Original certified history of licensure (Date of history expires after 90 days.)
  - 2. [Form 509](#) (for experience as a salesman or broker/salesman).
  - 3. Experience must be within the past ten years.
  - 4. Employing broker at the time must verify experience.

**BROKER:**

- 1. Submit the education listed in 1 and 2 of the broker salesperson listed above.
- 2. Review the Broker checklist, [Form 508](#).
- 3. Must furnish proof of 2 years of active fulltime experience within the last 4 years ([Form 509](#)).
- 4. Submit location of records ([Form 512](#)).
- 5. Complete confidential financial statement and 3 months of current bank statements ([Form 558](#)).
- 6. Copy of filing from Secretary of State or County Clerk's Office (if applicable).

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**ATTORNEY POLICY:**

The Division will accept completion of a law degree as meeting the equivalency of the Real Estate Principles course and Real Estate Law course requirements for a real estate license in Nevada.

Proof of completion shall be by certified official transcript from an accredited institution.

In addition to this education, the applicant must also show proof of successful completion of the following by an approved provider:

Salesman	18 hours of Nevada Law
Broker-Salesman or Broker	18 hours of Nevada law 3 semester credits (45 hours) of Real Estate Appraisal* 3 semester credits (45 hours) of Broker Management

\*Unless the Real Estate Appraisal requirement is met by experience (NRS 645.343.4).