

REAL ESTATE LICENSING REQUIREMENTS

A. ALL APPLICANTS

1. **APPLICATION:** Complete application [Form 549](#).
2. **EDUCATION:** Proof of education and/or real estate licensed experience. Review the education information detailed on this form. For a list of Nevada approved schools, see [Form 502](#).
3. **FINGERPRINT BACKGROUND WAIVER:** Your fingerprint background waiver must be completed, signed and dated *prior* to you obtaining your fingerprints.
4. **FINGERPRINTS:** Submit the fingerprint verification form issued by an approved Fingerprint Vendor (Nevada approved vendor list - [Form 619](#)). Fingerprints expire after two (2) months.
5. **EXAM:** Submit original exam results (Register and pay for your exam on the Real Estate Division's website: <https://red.nv.gov/Content/Licensing/Testing/>. For exam scheduling, contact Pearson testing service: <http://www.pearsonvue.com/nv/realestate/>, or call: (888) 248-8055.)
 - a) Pass Nevada State exam within last 12 months.
 - b) Pass general exam within last 12 months. (Licensed out-of-state applicants are not required to take general exam if applying for equivalent license.)
6. **PRIOR LICENSE:** 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.
7. **FEES:** Salesperson license: \$140.00 Broker-salesperson and Broker license: \$160.00

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. Credit cards are accepted with a 2% convenience fee.
8. **NON-NEVADA RESIDENTS:** Must submit the notarized "Consent to service of process," [Form 656](#).

B. OUT-OF-STATE APPLICANTS/Reciprocity for a Nevada Salesperson License Only:

An applicant for a Nevada Salesperson license that holds a **current** real estate license from one of the states below may meet the qualifications for the **Nevada Salesperson license**. The following (1-6) is required:

1. Application [Form 549](#).
2. Certified license history. See 5a above.
3. Nevada state exam. See 4a above.
4. Fingerprints. See 3a above.
5. Non-resident. See 6a above.

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 real estate Salesperson license or higher in the states listed below qualify for the reciprocal Nevada Salesperson license.

Arizona	Delaware	Illinois	Iowa	Louisiana	Oklahoma	Texas	Washington
Colorado	Idaho	Indiana	Kentucky	Minnesota	South Carolina	Utah	West Virginia

II. BROKER, BROKER-SALESPERSON, and ASSOCIATE BROKER

Applicants that hold a current real estate Broker, Broker-Associate, or a Broker-Salesperson license in the states listed below qualify for the reciprocal Nevada Salesperson license.

California	Florida	Michigan	New York	New Mexico	Pennsylvania	Tennessee
Connecticut	Maine	New Jersey	North Dakota	Minnesota	Rhode Island	Virginia
District of Columbia	Maryland	New Mexico	Ohio	Oregon	South Dakota	Wyoming

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
3300 W. Sahara Ave., Suite 350, Las Vegas, NV 89102 / (702) 486-4033
Licensing@red.nv.gov / <https://red.nv.gov/>

SALESPERSON: Education requirements.

Proof of **pre-licensing education** by certified transcripts, certificates, or certified licensing history. A total of 120 hours is required in 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)
- c) 15 hours of contracts in real estate transaction to the extent allowed in the capacity of the licensee. (Nevada-specific course) **(Licensed out-of-state applicants are not required to take this course.)**
- d) 15 hours of agency which must include 3 hours of foundation of relationship between broker and agents and 3 hours of risk reduction. (Nevada-specific course) **(Licensed out-of-state applicants are not required to take this course.)**

BROKER-SALESPERSON: Education requirements.

Proof of **pre-licensing education** by certified transcripts, certificates, or certified licensing history. Transcripts from foreign universities must have equivalent evaluation attached. The education includes one of the following situations or a combination of both to total 64 college credits.

A total of 64 semester credits required:

1. Proof of Pre-licensing Education

- 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).
- c) 45 hours or 3 college credits Real Estate Appraisal course.
- d) 45 hours or 3 college credits Broker Management course (Nevada-specific course).
- e) 15 hours of contracts in real estate transaction to the extent allowed in the capacity of the licensee. (Nevada-specific course) **(Licensed out-of-state applicants are not required to take this course.)**
- f) 15 hours of agency which must include 3 hours of foundation of relationship between broker and agents and 3 hours of risk reduction. (Nevada-specific course) **(Licensed out-of-state applicants are not required to take this course.)**
- g) 15 college credits in real estate, business, or economics.
- h) General college level credits from any accredited college or university:
 - a. Unlicensed first-time applicants: 35 credits
 - b. Licensed out-of-state applicants: 37 credits

2. Proof of Experience may be used in place of most college credits. 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 requirements with the exception of the 45-hour Broker Management course and 18 hours of Nevada real estate law. Experience is granted in two-year increments as follows:

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 license history dated within 90 days.
 - 2. [Form 509](#) (Employing broker at the time **must** verify experience).
 - 3. Experience must be within the past ten years.

BROKER:

- 1. Submit the education listed in 1 and 2 of the broker-salesperson listed above.
- 2. Review the Broker checklist, [Form 508](#), and submit all required documents.

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ATTORNEY POLICY EDUCATION:

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:

Salesperson

- a) 18 hours of Nevada Law
- b) 15 hours of contracts in real estate transaction to the extent allowed in the capacity of the licensee. (Nevada-specific course) (Out-of-state applicants with a **current real estate license** are not required to take this course.)
- c) 15 hours of agency which must include 3 hours of foundation of relationship between broker and agents and 3 hours of risk reduction. (Nevada-specific course) (Out-of-state applicants with a **current real estate license** are not required to take this course.)

Broker-Salesperson or Broker

- a) 18 hours of Nevada Law
- b) 3 semester credits or 45 hours of Real Estate Appraisal*
- c) 3 semester credits or 45 hours of Broker Management
- d) 15 hours of contracts in real estate transaction to the extent allowed in the capacity of the licensee. (Nevada-specific course) (Out-of-state applicants with a **current real estate license** are not required to take this course.)
- e) 15 hours of agency which must include 3 hours of foundation of relationship between broker and agents and 3 hours of risk reduction. (Nevada-specific course) (Out-of-state applicants with a **current real estate license** are not required to take this course.)
- f) 15 college credits in real estate, business, or economics
- g) 37 college level credits from any accredited college or university

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