

ACT 27

S. B. NO. 475

A Bill for an Act Relating to Requirements for Real Estate License.

Be It Enacted by the Legislature of the State of Hawaii:

SECTION 1. Section 467-8, Hawaii Revised Statutes, is amended to read:

§467-8 No license issued when. No license hereunder shall be issued to:

- (1) Any person unless he has demonstrated by passing with a grade satisfactory to the real estate commission a written examination given by it and appropriate to the license sought that he has a reasonable knowledge of (A) estates, interests, and rights in real property, (B) the documents or acts or occurrences by which such property is transferred or otherwise affected, (C) the rights and duties of an agent, (D) the laws of the State relating to real estate brokers and salesmen, and (E) such other subjects as the commission determines to be essential for the protection of the general public in its real estate transactions;
- (2) Any person who does not possess a good character and reputation for honesty, truthfulness, and fair dealing; or any person who has been convicted of a crime involving moral turpitude unless the person has received a full and free pardon or presents satisfactory proof to the commission that for the five years next preceding the date of his application he has lived an upright and moral life;

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- (3) Any copartnership unless every member of the copartnership who actively participates in the real estate brokerage business thereof holds a real estate broker's license;
- (4) Any corporation unless the real estate brokerage business thereof is under the direct management of an officer or employee thereof and unless the officer or employee holds a real estate broker's license;
- (5) Any person applying for a license unless the person has been a resident of the State for at least two years prior to such issuance and is of the age of twenty years or more;
- (6) To any person as a broker unless he has been duly licensed as a real estate salesman for a period of at least two consecutive years prior to the date of his application for a real estate broker's license and either (A) he has been engaged in the real estate business for the period of two years or (B) he has had other experience or education in the selling or management of real estate which, in the opinion of the commission, is equivalent to two years' experience to be established by detail explanatory affidavit or in such other manner as may be determined by the commission;
- (7) Any person as a real estate salesman who has not satisfactorily completed a course on real estate principles of a minimum of thirty class hours or its equivalent as may be established by the commission; provided, however, that this subsection shall not apply to applicants for a real estate salesman's license prior to July 1, 1972;
- (8) Any person as a real estate broker who has not satisfactorily completed a course on real estate principles of a minimum of forty class hours or its equivalent as may be established by the commission; provided, however, that this subsection shall not apply to applicants for a real estate broker's license prior to January 1, 1973."

SECTION 2. Material to be repealed is bracketed. New material is underscored. In printing this Act, the revisor of statutes need not include the brackets, the bracketed material, or the underscoring.*

SECTION 3. This Act shall take effect upon its approval.

(Approved April 26, 1971.)

* Edited accordingly.