

South Carolina Real Estate License Requirements

Licensing Board/Commission: [South Carolina Department of Labor, Licensing and Regulation - South Carolina Real Estate Commission](#)

Requirements:

Education hours required for real estate salesperson license in the state of South Carolina: 60 hours - Unit I Sales course, 30 hours Unit II Advanced Real Estate Principles *A law degree or a four-year baccalaureate degree from a higher education institution with a major in RE do not have to take pre-licensing courses

Hours required for real estate broker license in the state of South Carolina: 3 years of active licensed salesperson experience within the last 5 years prior to attempting to qualify for a broker license and complete the Commission approved Broker IIIA and IIIB pre-license courses (60 additional hours) *A law degree or a four-year baccalaureate degree from a higher education institution with a major in RE do not have to take pre-licensing courses

Reciprocity:

South Carolina currently has a reciprocal agreement with Georgia and West Virginia.

Requirements to obtain a license by reciprocity:

- The applicant at the time of submitting the application must be a resident of the reciprocal state from which they are applying.

- The applicant must have taken the written exam in the reciprocal state from which they are applying.

- The applicant must maintain an ACTIVE license in the reciprocal state from which they are applying.

- Upload a certification of licensure from the real estate regulatory authority of the jurisdiction from which they are applying and where any current or previous license was held within the last five years. Example: (An individual applying for a reciprocal license who is a resident of Ga. must also have taken the written exam in Ga. and must maintain an active license in Ga. The certification of licensure must reflect this information.)

A nonresident salesman license may not be granted to an applicant unless that applicant is affiliated with a resident or nonresident broker in charge licensed by the South Carolina Real Estate Commission. (The Broker in Charge must maintain an active license issued by SC.)

BROKER IN CHARGE AFFILIATION FORM (To be uploaded with Salesman and Broker applications)

A nonresident broker license may not be granted to an applicant unless that applicant is affiliated with a resident or nonresident broker in charge licensed by the South Carolina real estate commission. (The Broker in Charge must maintain a license issued by SC.) A nonresident broker has the option of applying for a Broker in Charge designation by supplying the name of the real estate company they will operate and the location of the company.



Criminal Background Check - All applicants are required to obtain a criminal background report from <http://recheck.llr.sc.gov> and upload a copy with your application.

Fees:

Salesman and Broker \$135 (includes a \$10 credit report fee)

Broker in Charge \$260 (includes a \$10 credit report fee)

If a nonresident licensee who receives a South Carolina license by reciprocity becomes a resident they only need to notify the real estate commission of a change in residency within sixty (60) days of the change of address.

CE renewal and requirement:

Every two years by June 30th

8 hrs including 4 hours of Core Education. As of 9/1/2018, the Core course is: 3 Ps of Professionalism: Principles, Practices and Pitfalls