

Real Estate

Alabama

Alabama Real Estate Commission

<https://arec.alabama.gov/arec/>

(334) 242-5544

arec@arec.alabama.gov

Alabama practices Real Estate Reciprocity with any state. They are known as a "Cooperative" state. An out-of-state licensee may enter Alabama to work on a transaction provided that the out-of-state licensee enters into cooperative arrangement with Alabama licensee, which requires out-of-state licensee to submit to the jurisdiction of Alabama courts. The agreement must be written and filed with real estate commission. Reciprocity also requires completing a 6-hour course in Alabama real estate law and passing the State Exam.

Alabama Real Estate Commission

1201 Carmichael Way

Montgomery, AL 36106

Alaska

Alaska Department of Commerce - Real Estate Commission

<https://www.commerce.alaska.gov/web/cbpl/ProfessionalLicensing/RealEstateCommission/Education.aspx>

(907) 269-8168

realestatecommission@alaska.gov

Alaska is known as a "Physical Location State." An out-of-state licensee may not enter into Alaska to work on a transaction, but may receive a brokerage commission from Alaska licensee for assisting an Alaska licensee in actions for which an Alaska license is required. Termed a license "By Endorsement" in Alaska, Alaska offers a license to an out-of-state licensee if the applicant passes the State portion of the Alaska Real Estate Exam.

Alaska Department of Commerce

Real Estate Commission

Robert B. Atwood Building

550 W. 7th Avenue, Suite 1500

Anchorage, AK 99501

Arizona

State of Arizona Department of Real Estate

<https://azre.gov/licensees/original-licensing-information>

1(602)771-7700

<https://services.azre.gov/publicdatabase/messagecenter/createmessage.aspx?subjectid=12>

Arizona is known as a "Cooperative State"; despite cooperative agreement, out-of-state licensee cannot perform any services in Arizona. Arizona does not practice reciprocity.

An out-of-state licensee can enter into a written co-brokerage agreement with Arizona licensee, in which the out-of-state licensee must agree to the following:

- a) to submit to AZ law;
- b) AZ cooperating licensee assumes responsibility for acts of out-of-state licensee;

- c) negotiations in AZ or with AZ property owners are conducted through AZ licensee;
- d) all funds are handled in accordance with AZ law.

Arizona Department Of Real Estate
100 N 15th Ave #201
Phoenix, AZ 85007

Arkansas

Arkansas Real Estate Commission
<https://arec.arkansas.gov/licensing/>
501-683-8010
lisa.hill@arkansas.gov

Arkansas is known as a "Physical Location State." An out-of-state licensee can share a commission as long as all licensed activities relating to the sale of the property are performed in State by an Arkansas licensee. An out-of-state licensee cannot perform any services in Arkansas. Arkansas has reciprocity with the following states: Alabama, Colorado, Florida, Georgia, Iowa, Kansas, Louisiana, Mississippi, Nebraska, New York, Ohio, Oklahoma, Pennsylvania, South Dakota, Washington, and West Virginia. All Reciprocal Licensees may still need to take the Arkansas Law Portion of the Examination.

Arkansas Real Estate Commission
612 South Summit Street,
Little Rock, AR 72201-4740

California

California Department of Real Estate
<https://dre.ca.gov/>
(877) 373-4542
Ask.DRElicensing@dre.ca.gov

California is known as a "Physical Location State." California recognizes no reciprocity. An out-of-state licensee can perform no acts in California. An out-of-state licensee can receive a referral fee and can share a commission if his or her acts in furtherance of the sale occur outside of California. Before you can be certified as a real estate agent in California, you need to earn a license.

The Real Estate Agent Commission issues license to agents in the state. The absence of this license leads to prosecution if caught trying to list a property.

California Department of Real Estate
P.O. Box 137000
Sacramento, CA 95813-7000

Colorado

Colorado Division of Real Estate
<https://dre.colorado.gov/>
303-894-2166
dora_realestate_website@state.co.us

Colorado is known as a "Limited Cooperative State." An out-of-state licensee may share in a fee earned on a Colorado transaction provided that the out-of-state licensee cooperates with a Colorado licensee, all advertising, negotiations, contracting, and conveyancing done in Colorado must be performed in the

name of the Colorado broker, and all money collected from the parties to the transaction shall be deposited in the name of the co-broker. Colorado practices reciprocity with every US state. An additional exam is necessary however.

Colorado Division of Real Estate

1560 Broadway, Suite 925

Denver, CO 80202

Connecticut

Connecticut State Department of Consumer Protection - Real Estate Commission

<https://portal.ct.gov/DCP/Occupational-and-Professional-Division/Occupational-Boards/Connecticut-Real-Estate-Commission>

(860) 713-6100

Jill.Conklin@ct.gov

Connecticut is known as a "Cooperative State." Connecticut law requires a real estate agent to enter into a written Buyer Representation Agreement with a buyer before showing properties to a buyer. This agreement is a contract. Exceptions: Buyers may choose not to sign a Buyer Representation Agreement and rather prefer to sign an Unrepresented Persons Disclosure form. Connecticut has partial reciprocity with other states. Holders of a Connecticut real estate license can obtain a new real estate license via a reciprocity agreement with the following states: Alabama, Alaska, Colorado, Delaware, Florida, Georgia, Illinois, Kansas, Kentucky, Maine, Massachusetts, Mississippi, Missouri, Nebraska, Nevada, New York, North Carolina, Ohio, Rhode Island, Virginia, and Washington state.

Department of Consumer Protection

450 Columbus Boulevard, Suite 901

Hartford, Connecticut 06103-1840

Delaware

Delaware Division of Professional Regulation - Real Estate Commission

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

(302) 744-4500

customerservice.dpr@delaware.gov

Delaware is a "Physical Location State." Delaware has reciprocity with all states after passing the Delaware state law exam or meeting minimum experience requirements.

Delaware Division of Professional Regulation

Cannon Building,

Suite 203

861 Silver Lake Blvd.

Dover, DE 19904

District of Columbia

District of Columbia Real Estate Commission

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

(202) 442-4400

dcra@dc.gov

The District of Columbia is considered a "Physical Location State" despite not being a US state. An out-of-state licensee can receive a referral fee but cannot participate in any activities which require a real estate license. Washington DC has reciprocity with two states: Maryland & Virginia. When taking advantage of reciprocity, you must pass the DC Real Estate Law Exam and complete a DC Fair Housing course before working in the district. Washington DC requires 60 hours of education, which you can take in a classroom or online. A minimum score of 75 percent on the final exam is required in DC, and there is no limit on the number of retakes. To sell real estate in DC, a licensed broker must agree that you may affiliate with his or her brokerage. That broker will assist you in completing your license application.

District of Columbia Real Estate Commission

1100 4th Street, SW,
Washington, DC 20024

Florida

Florida Department of Business and Professional Regulation - Real Estate

http://myfloridalicense.custhelp.com/app/answers/detail/a_id/490/~/does-florida-have-real-estate-licensing-reciprocity-with-any-state%3F

850.487.1395

www.myfloridalicense.com/contactus/

Florida is known as a "Physical Location State." An out-of-state licensee cannot work physically within the state of Florida. Specific to Florida Real Estate, Reciprocal Licensees must live out of state, and pass the Florida portion of the real estate exam. Florida offers "Mutual Recognition" reciprocity to Alabama, Arkansas, Connecticut, Illinois, Mississippi, Nebraska, and Rhode Island. Georgia is offered reciprocity on the condition of additionally passing the State portion of the Florida Real Estate Exam.

Department of Business and Professional Regulation

2601 Blair Stone Road
Tallahassee, FL 32399-1027

Georgia

Georgia Real Estate Commission & Appraisers Board

<https://georgia.gov/organization/georgia-real-estate-commission-appraisers-board>

(404) 656-3916

grecmail@grec.state.ga.us

Georgia is known as a "Cooperative State." An out-of-state licensee must enter into a written co-operating brokerage agreement with Georgia licensee. The contract must specify what the financial arrangement is between the parties and what property is the subject of the agreement. The Georgia licensee is responsible for supervising the out-of-state licensee. Georgia has Real Estate reciprocity with all states. Florida licensees must take the Georgia portion of the real estate exam to qualify for a reciprocal license however.

Georgia Real Estate Commission & Appraisers Board

229 Peachtree St., NE
International Tower, Suite 1000
Atlanta, GA 30303-1605

Hawaii

Hawaii Department of Commerce and Consumer Affairs - Real Estate Branch

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

808-586-2643

hirec@dcca.hawaii.gov

Hawaii is known as a "Physical Location State." This means an out-of-state licensee cannot perform any work within Hawaii. An out-of-state licensee may receive a commission from a Hawaii licensee so long as the out-of-state licensee performs no functions physically within the state. Hawaii has no reciprocity. However, Hawaii offers something termed "Equivalency" in Hawaii. Hawaii offers a license to an out-of-state licensee if the applicant passes the State portion of the Hawaii Real Estate Exam and complies with the following Flow Chart. https://cca.hawaii.gov/reb/files/2016/12/BrokerFlowchart_161213.pdf

Hawaii Department of Commerce and Consumer Affairs - Real Estate Branch (REB)

King Kalakaua Building

335 Merchant Street, Rm 333

Honolulu, HI 96813

Idaho

Idaho Real Estate Commission

<http://www.irec.idaho.gov/>

208-334-3285

info@irec.idaho.gov

Idaho is a "Physical Location State", meaning that an out-of-state licensee can enter the state, but can do nothing more than accompany Idaho licensee. An out-of-state licensee can receive cooperative commission from Idaho licensee but cannot list, show or inspect property in Idaho, nor advertise within the state. Idaho requires Mandatory Errors & Omissions Insurance Coverage. The state of Idaho does not practice reciprocity with any state. However, Idaho waives the national portion of the licensing exam, pre-license education, and broker experience requirements (if applicable) if you are licensed on active status in another state. A state exam is still necessary to become a Real Estate Agent in Idaho.

Idaho Real Estate Commission

Logger's Creek Terrace Building

575 E. Parkcenter Blvd. Suite 180

Boise ID 83706

Illinois

Illinois Department of Financial and Professional Regulation - Division of Real Estate

<https://www.idfpr.com/DRE.asp>

1-800-560-6420

FPR.RealEstate@illinois.gov or FPR.RealEstateEducation@illinois.gov

Illinois is known as a "Physical Location State." An out-of-state licensee can share a commission with an Illinois licensee, but cannot perform any of the actions related to the sale within Illinois. Illinois practices reciprocity with the following states: Colorado, Connecticut, Florida, Georgia, Indiana, Iowa, Nebraska, and Wisconsin. All listed state licensees must pass the Illinois portion of the licensure examination for reciprocity.

Specific to Illinois Real Estate:

You must be actively licensed by examination in the state from which you are applying.
Illinois must have a written reciprocal agreement with the state in which you are currently licensed by examination.

You must take and pass the Illinois portion of the licensure examination.

Your sponsor must have an active broker or managing broker license in Illinois.

Illinois Department of Financial and Professional Regulation - Division of Real Estate
(Licensing and Education)
320 West Washington Street, 3rd Floor
Springfield, IL 62786

Indiana

Indiana Professional Licensing Agency - Real Estate Commission

<https://www.in.gov/pla/professions/indiana-real-estate-commission/>

(317) 234-3022

pla10@pla.in.gov

Indiana is known as a "Cooperative State." An out-of-state licensee can enter cooperative agreement with Indiana licensee for acts related to real estate. Cooperative agreement requires out-of-state licensee to work closely with Indiana licensee and must file consent to jurisdiction with Indiana Real Estate Commission. Indiana no longer holds reciprocal agreements with any state, however a candidate may still qualify if the original state of licensure has licensing requirements that are substantially similar to those in Indiana and can pass the state law portion of the Indiana licensing examination.

Professional Licensing Agency

Attn: Indiana Real Estate Commission

402 W. Washington Street, Room W072

Indianapolis, Indiana 46204

Iowa

Iowa Professional License Bureau - Real Estate Sales & Brokers Commission

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

(515) 725-9022 x.8

RealEstateCommission@iowa.gov

Iowa is a "Physical Location State." This means that an out-of-state licensee may enter state but perform no licensed services within the state, and an out-of-state licensee may receive part of a commission or fee from Iowa licensee. Specific to Iowa Real Estate, brokers must license their FIRM in Iowa and mandatory E&O coverage is necessary. Iowa grants reciprocity to Arkansas, Georgia, Louisiana, Massachusetts, Minnesota, and North Dakota. There are conditions however. To receive this reciprocity, you must be a resident, received their ORIGINAL LICENSE from this reciprocal state, and will have their Iowa license in the same real estate company. Also of note, Iowa is the only state which does not authorize private title insurance, property holders who want it must go through a state administered title company or fund.

Iowa Professional License Bureau - Real Estate Commission

200 East Grand Avenue, Suite 350

Des Moines, Iowa 50309

Kansas

Kansas Real Estate Commission

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

(785) 296-3411

krec@ks.gov

Kansas practices no form of real estate reciprocity. Kansas is a "Cooperative State." This means an out-of-state licensee can enter into agreement with Kansas supervising broker for real estate transactions so long as the agreement meets the statutory requirements, which include:

- 1) a written agreement;
- 2) out-of-state licensee consents to the jurisdiction of Kansas Real Estate Commission;
- 3) escrows all funds with Kansas supervising broker;
- 4) files agreement with Kansas Real Estate Commission;
- 5) brokers communicate with each other on the status of the negotiations.

Kansas Real Estate Commission

Jayhawk Tower

700 SW Jackson Street, Suite 404

Topeka, Kansas 66603-3785

Kentucky

Kentucky Real Estate Commission

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

502-564-7760

Hannah.carlin@ky.gov or terri.hulette@ky.gov

Kentucky is a "Cooperative State." This means an out-of-state licensee may render licensed services on a real estate transaction in cooperation with a KY broker based on a written cooperation agreement, under such local broker's supervision. Currently the only state that Kentucky has Reciprocity with is Ohio. Ohio license holders must complete the 40-hour reciprocal license law course, among other requirements to practice in Kentucky. Kentucky also requires E&O Insurance.

Kentucky Real Estate Commission

Mayo-Underwood Building

500 Mero Street, 2NE09

Frankfort, KY 40601

Louisiana

Louisiana Real Estate Commission

<https://lrec.gov/>

(225) 925-1923

info@lrec.gov

Louisiana is a "Cooperative State." This means an out-of-state licensee can receive commissions from Louisiana licensee, if a valid cooperation agreement is entered into between the parties, which include the Louisiana broker providing supervision over the out-of-state licensee as long as an agreement is filed with Commission. Louisiana has reciprocity with Alabama, Arkansas, Colorado, Iowa, Mississippi, New Mexico, Oklahoma, and Pennsylvania. Specific to Louisiana Real Estate, agents must have a corporate business license (Certificate of Authority to do business in Louisiana) and E&O insurance is mandatory.

Louisiana Real Estate Commission
9071 Interline Avenue
Baton Rouge, LA 70809

Maine

State of Maine Professional & Financial Regulation - Real Estate Commission
<https://www.maine.gov/pfr/professionallicensing/professions/real-estate-commission>
(207) 624-8521
rlestate.com@maine.gov

Maine is a "Physical Location State." This means that an out-of-state licensee can share a commission with a Maine licensee for a transaction if licensed services performed by the out-of-state licensee are outside of Maine. Maine grants reciprocity to any and every state as long as applicants pass the Maine Law Examination.

Real Estate Commission
35 State House Station
Augusta, ME 04333-0035

Maryland

Maryland Department of Labor - Maryland Real Estate Commission
<http://dllr.state.md.us/license/mrec/>
410-230-6200
dilmrec-labor@maryland.gov

Maryland is classified as a "Cooperative State." An out-of-state licensee can receive temporary license from Commission for specific real estate transaction. An out-of-state licensee must file a license application with Commission, listing all salespeople who will work on transaction as well as consenting to jurisdiction in the state; enter into a cooperative arrangement with Maryland broker specifying commission amounts as well delineating responsibility; and file a cooperative agreement with Commission. Maryland has reciprocity with two states: Pennsylvania and Oklahoma. Pennsylvania applicants are excused from Exams and Continuing Education (CE). Oklahoma applicants must pass the State exam but are excused from CE. Any State may apply for Waivers but must pass the Exam.

Maryland Real Estate Commission
500 North Calvert Street, 3rd Floor
Baltimore, MD 21202-3651

Massachusetts

Massachusetts Board of Registration of Real Estate Brokers and Salespersons
<https://www.mass.gov/orgs/board-of-registration-of-real-estate-brokers-and-salespersons>
617-701-8661
realestateboard@mass.gov

Massachusetts is a "Physical Location State." As long as out-of-state licensee performed no licensed services within the state, Massachusetts would not prevent a Massachusetts licensee from paying part of a commission to out-of-state licensee. Massachusetts has Real Estate reciprocity with Connecticut, Rhode Island, West Virginia, Nebraska, Iowa, Tennessee, Mississippi, Colorado, Georgia, Pennsylvania, and New Mexico. Reciprocity is also offered to Oklahoma and New York, provided that an agent has 2

years of experience and a broker license. New Hampshire can receive reciprocity if an agent has an educational waiver to take only the State portion of the exam. Maine can receive reciprocity if an agent has atleast 3 years of experience, a broker license, and a waiver to take only the State portion of the exam. In all other states, the requirement is to take the entire Massachusetts Real Estate Exam.

Massachusetts Board of Registration of Real Estate Brokers and Salespersons
1000 Washington Street,
Suite 710,
Boston , MA 02118

Michigan

Michigan Department of Licensing and Regulatory Affairs - Real Estate Brokers & Salespersons
https://www.michigan.gov/lara/0,4601,7-154-89334_72600_72602_72731_72871---,00.html
517-241-0199

BPLHelp@michigan.gov

Michigan is a "Limited Cooperative State." An out-of-state licensee can receive a commission from Michigan licensee so long as the out-of-state licensee does not conduct any negotiations within the state of Michigan. It is unclear whether out-of-state licensee is permitted to enter Michigan. The state of Michigan has no reciprocity agreements with any states or territories.

Michigan Department of Licensing and Regulatory Affairs
(Attn: Real Estate Brokers & Slaespersons)

Ottawa Building
611 W. Ottawa
P.O. Box 30004
Lansing, MI 48909

Minnesota

Minnesota Commerce Department - Real Estate
<https://mn.gov/commerce/licensees/real-estate/>
651-539-1599

licensing.commerce@state.mn.us

Minnesota is a "Physical Location State." Therefore, an out-of-state licensee can receive commission split from Minnesota licensee so long as no work is performed within Minnesota. Minnesota offers reciprocity to the following states: Colorado, Iowa, Nebraska, North Dakota, Oklahoma, South Dakota, and Wisconsin. You must reside in one of these states to be eligible for reciprocity.

Minnesota Department of Commerce
(Attn: REAL ESTATE LICENSING)
85 7th Place East, Suite 280
Saint Paul, MN 55101

Mississippi

Mississippi Real Estate Commission
<http://www.mrec.state.ms.us/>
(601) 321-6970

info@mrec.state.ms.us

Mississippi is a "Cooperative State." Because of this, an out-of-state licensee cannot act within the Transaction State except with the cooperation of a Mississippi broker. Whenever an out-of-state licensee enters into a written cooperative agreement with a Mississippi broker, the Mississippi broker shall file (within 10 days of execution of the agreement) a copy with the real estate commission. When the out-of-state licensee signs this agreement, that out-of-state licensee agrees to abide by Mississippi law, and the rules and regulations of the committee. Further, the showing of the property and negotiations pertaining to the transaction shall be supervised by the Mississippi broker. Specific to the state, E&O insurance is mandatory. Mississippi has full reciprocity with any state, as long as very specific guidelines are followed. See below.

Guidelines -

http://www.mrec.ms.gov/docs/mrec_forms_NONRESIDENT_BROKERS_LICENSE_APPLICATION.pdf

Mississippi Real Estate Commission

P. O. Box 12685

Jackson, MS 39236

Missouri

Missouri Division of Professional Regulation - Real Estate Commission

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

573.751.2628

realestate@pr.mo.gov

Missouri is a "Cooperative State." This means an out-of-state licensee may render licensed services in a real estate transaction after executing a cooperative brokerage agreement with a Missouri broker and consenting to Missouri jurisdiction for litigation and disciplinary matters. The state of Missouri offers no real estate reciprocity to any state or territory.

Real Estate Commission

3605 Missouri Boulevard

P.O. Box 1339

Jefferson City, MO 65102-1339

Montana

Montana Board of Realty Regulation

<https://boards.bsd.dli.mt.gov/realty-regulation/>

(406) 444-6880

dlibsdhhelp@mt.gov

Montana is a "Physical Location State", meaning that an out-of-state licensee can share a commission with a Montana licensee, but cannot perform licensed services within the Transaction State. Montana does offer reciprocity with any and every state. Brokers who receive a Waiver for Education and Experience, will still need to pass the Montana Portion of the Real Estate Exam.

Montana Board of Realty Regulation

PO Box 200513

Helena, MT 59620-0513

Nebraska

Nebraska Real Estate Commission

<https://nrec.nebraska.gov/>

(402) 471-2004

realestate.commission@nebraska.gov

Nebraska is known as a "Turf State." This means that an out-of-state licensee is prohibited from performing any licensed services on a Nebraska transaction without a Nebraska license, period. Also, an out-of-state licensee may not be paid as a referral fee without a Nebraska real estate license. Nebraska grants reciprocity to any state, however, any State licensee must complete a 3 hr course on Agency/License Law from an approved provider. Nebraska requires Mandatory E&O Insurance as well as requiring a Trust Account at a financial institution in Nebraska.

Nebraska Real Estate Commission

301 Centennial Mall South, P.O. Box 94667

Lincoln, NE 68509-4667

Nevada

Nevada Department of Business and Industry - Real Estate Division

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

(702) 486-4033

realest@red.nv.gov

Nevada is a "Cooperative State." That means that an out-of-state licensee is prohibited from performing any licensed services on a Nebraska transaction without a Nebraska license. Nevada has real estate reciprocity with California, Connecticut, Washington D.C., Florida, Maine, Maryland, New Jersey, New Mexico, New York, North Dakota, Ohio, New Mexico, Oregon, Pennsylvania, Rhode Island, South Dakota, Tennessee, Virginia, and Wyoming.

Nevada Real Estate Division or Nevada Real Estate Division

Las Vegas or Carson City

3300 W. Sahara Ave., Suite 350 or 1818 E. College Parkway, Suite 110

Las Vegas, Nevada 89102 or Carson City, NV 89706-7986

New Hampshire

New Hampshire Office of Professional Licensure and Certification - NH Real Estate Commission

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

603-271-2152

nhrec@oplc.nh.gov

New Hampshire is a "Cooperative State." An out-of-state licensee can share a commission with New Hampshire licensee so long as out-of-state licensee is performing actions legal within out-of-state licensee's state. An out-of-state licensee must enter into a cooperative agreement with New Hampshire licensee. New Hampshire grants real estate reciprocity to Massachusetts, Maine, Vermont, and Georgia. All four states must take the state portion of the New Hampshire licensing exam. Specific to New Hampshire Real Estate, the state requires a Surety Bond of at least \$25,000.

Office of Professional Licensure & Certification

(Attn: Real Estate Commission)

7 Eagle Square

Concord NH, 03301

New Jersey

State of New Jersey Department of Banking & Insurance - New Jersey Real Estate Commission

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

609-292-7272

relic@dobi.nj.gov

New Jersey is considered a "Turf State." An out-of-state licensee may only receive a referral fee from New Jersey licensee (IF the Broker receives a REFERRAL AGENT LICENSE). "Referral" is defined as introducing or directing a consumer to a New Jersey licensee. New Jersey has reciprocity agreements with two states; New York and Pennsylvania. New York and Pennsylvania has Experience & Education Waivers for Brokers. Broker Licenses require one 30-hour course in Agency/Ethics and one 30-hour course in Office Management as well as taking the New Jersey Exam.

New Jersey Real Estate Commission

PO Box 328

Trenton, NJ 08625-0328

New Mexico

New Mexico Real Estate Commission

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

(505) 222-9820

RLDRealEstate.Comsn@state.nm.us

New Mexico is listed as a "Cooperative State." A specific written co-brokerage or referral agreement between the out-of-state licensee and the New Mexico licensee shall be executed prior to the closing of any transaction, all negotiations in New Mexico must be done through the New Mexico broker with the New Mexico broker assuming the responsibility for all activities relating to the properties within the State. All funds handled for others in the transaction shall be placed by the New Mexico broker in a New Mexico bank. New Mexico grants reciprocity to Georgia, Louisiana, and Massachusetts. Mandatory E&O insurance is a specific requirement in New Mexico.

New Mexico Real Estate Commission

5500 San Antonio Dr. NE Suite B

Albuquerque, New Mexico 87109

New York

New York Department of State, Division of Licensing Services - NYS Board of Real Estate

https://www.dos.ny.gov/licensing/re_salesperson/commission_rates.html

(518) 474-4429

licensing@dos.ny.gov

New York state is a "Physical Location State." As such, an out-of-state licensee can share a commission with a New York licensee, but out-of-state licensee cannot perform any functions regarding New York real estate within New York. New York Real Estate Reciprocity includes Arkansas, Colorado, Connecticut, Georgia, Massachusetts, Mississippi, Oklahoma, Pennsylvania, and West Virginia.

NY Department of State or NY Department of State

Albany Location or New York City Location

One Commerce Plaza or 123 William Street,

99 Washington Ave or New York, NY 10038-3804

Albany, NY 12231-0001

North Carolina

North Carolina Real Estate Commission

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

919-875-3700

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

North Carolina is known as a "Cooperative State." North Carolina has very specific real estate licensing requirements, and those requirements change from time to time. The North Carolina Real Estate Commission's website has the most current official prelicensing requirements. NC offers partial reciprocity with other states. A limited real estate license can be obtained from the Commission, so long as the out-of-state licensee is affiliated with a North Carolina licensee and its license is in good standing. The license is issued for a limited time and only applies to real estate transactions. A Reciprocal License is only available if you take courses in person in NC after you apply for a provisional reciprocal license. Reciprocity to work in NC as a real estate agent means you must pass the State portion of the North Carolina Real Estate Exam.

North Carolina Real Estate Commission

P.O. Box 17100

Raleigh, NC 27619

North Dakota

North Dakota Real Estate Commission

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

701.328.9749

<https://www.realestatend.org/contact-us/>

North Dakota is a "Cooperative State." An out-of-state licensee can enter the state, perform licensed services (except for listing of properties without North Dakota license and negotiating a transaction while in the state), and receive a commission split from a North Dakota licensee so long as the out-of-state licensee's state affords a similar opportunity to North Dakota licensees. North Dakota offers direct reciprocity to Georgia, Iowa, and Minnesota. Any other state (non-resident) can be granted reciprocity with the passing of the State portion of the North Dakota Real Estate Exam. Specific to ND: Broker must have an office in the state and must carry mandatory E&O insurance, as well as maintain a Real Estate Trust Account in North Dakota.

North Dakota Real Estate Commission

1120 College Dr Ste 204

Bismarck, ND 58501

Ohio

Ohio Department of Commerce - Division of Real Estate & Professional Licensing

<https://com.ohio.gov/REAL/>

614-466-4100

WebReal@com.state.oh.us

Ohio is a "Cooperative State" meaning an out-of-state licensee can perform work on a transaction involving commercial real estate*, so long as the out-of-state licensee enters into a written agreement

with an Ohio broker; files consent to jurisdiction in Ohio; furnishes certificate of good standing in home state to the Ohio broker; and all funds received are deposited in the Ohio broker's escrow account. Ohio has real estate reciprocity with Arkansas, Colorado, Connecticut, Kentucky, Mississippi, Nebraska, Oklahoma, West Virginia, and Wyoming. These State Licensees must take the Ohio Real Estate Law Course and pass the State portion of the Ohio Real Estate Exam. Also of note, in Ohio, brokers must maintain a Trust account and have a physical location as a place of business.

Ohio Department of Commerce
Division of Real Estate and Professional Licensing
77 South High Street, 20th Floor
Columbus, OH 43215-6133

Oklahoma

Oklahoma Real Estate Commission

<https://oklahoma.gov/orec.html>

(405) 521-3387

help@orec.ok.gov

Oklahoma is listed as a "Physical Location State." In Oklahoma, an out-of-state licensee can share a commission with the Oklahoma licensee, as long as all licensed services for which the out-of-state licensee receives compensation are performed in out-of-state licensee's state of licensure. The state of Oklahoma has reciprocity agreements with Alabama, Arkansas, Iowa, Louisiana, Maryland, Nebraska, North Dakota, South Dakota, and West Virginia.

Oklahoma Real Estate Commission
1915 N Stiles Ave #200,
Oklahoma City, OK 73105

Oregon

Oregon Real Estate Agency

<https://www.oregon.gov/REA/pages/index.aspx>

(503) 378-4170

orea.info@oregon.gov

Oregon is a "Cooperative State." As such, an out-of-state licensee can perform work on a "nonresidential real estate" transaction (defined as property that has or could have commercial development or a property with five or more residential units) in Oregon if the out-of-state licensee enters into a written cooperative agreement with an Oregon licensee. The cooperative agreement must be in writing and must state the Oregon licensee will supervise all activities conducted in Oregon. An Oregon licensee must be present for all showings and negotiations conducted in Oregon and an out-of-state licensee can also receive a referral fee. Oregon Real Estate Reciprocity includes Alabama, Georgia, Nebraska, South Dakota, and Alberta, Canada.

Oregon Real Estate Agency
530 Center St NE, Suite 100
Salem, OR 97301

Pennsylvania

Pennsylvania Department of State - State Real Estate Commission

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

(717) 783-3658

ST-REALESTATE@pa.gov

Pennsylvania is considered a "Turf State." With that designation, a Pennsylvania license is required to receive a commission or part of a commission. An out-of-state licensee may only receive a referral fee from Pennsylvania licensee. Pennsylvania has real estate reciprocity with Arkansas, Georgia, Louisiana, Maryland, Massachusetts, and New York.

PA State Real Estate Commission

P.O. Box 2649,

Harrisburg, PA 17105-2649

Rhode Island

State of Rhode Island Department of Business Regulation - Real Estate Commission

<https://dbr.ri.gov/divisions/commlicensing/realestate.php>

(401) 462-9500

<https://dbr.ri.gov/questioncomplaints/>

Rhode Island is considered a "Limited Cooperative State." An out-of-state licensee can share a commission with a Rhode Island licensee, so long as out-of-state licensee does not conduct any negotiations within the state.

In Rhode Island, agents are required to carry E&O insurance. Connecticut and Massachusetts are the only two states that enjoy real estate reciprocity in Rhode Island.

Rhode Island Real Estate Commission

1511 Pontiac Avenue

Cranston, RI 02920

South Carolina

South Carolina Real Estate Commission

<https://www.llr.sc.gov/re/>

(803) 896-4400

Contact.REC@llr.sc.gov

The state of South Carolina is listed as a "Limited Cooperative State." With that, an out-of-state licensee may split a commission with a South Carolina licensee so long as the out-of-state licensee does not conduct any negotiations while physically within the state. Only one state - Georgia - is granted reciprocity with South Carolina. That reciprocity comes with the condition that the agent must be a resident in Georgia and have taken the written exam there.

South Carolina Real Estate Commission

110 Centerview Dr,

Columbia SC 29210

South Dakota

South Dakota Real Estate Commission

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

605.773.3600

dlr.realestate@state.sd.us

South Dakota is considered a "Limited Cooperative State." As such, an out-of-state licensee may split a commission with a South Dakota licensee so long as the out-of-state licensee does not perform any of the negotiations within South Dakota. South Dakota offers reciprocity with any state. The only caveat is that those wanting to become agents/brokers in SD, must pass the State portion of the SD Real Estate exam. South Dakota also requires mandatory E&O insurance coverage for prospective Real Estate agents.

South Dakota Real Estate Commission
221 W. Capitol Avenue, Suite 101
Pierre, SD 57501

Tennessee

Department of Commerce and Insurance - Tennessee Real Estate Commission

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

(615) 741-2241

Trec.Info@TN.Gov

Tennessee is a "Limited Cooperative State." That means that an out-of-state licensee may only receive a part of commission from a Tennessee licensee if the out-of-state licensee does not conduct any negotiations within Tennessee. The state of Tennessee offers no specific Reciprocity but any state can apply with their requirements. Non-Residents, must provide Education proof (120 Hours), and pass the State Portion of Real Estate Exam. E&O insurance is also mandatory in Tennessee.

Department of Commerce and Insurance
Tennessee Real Estate Commission
500 James Robertson Pkwy
Nashville, TN 37243-0565

Texas

Texas Real Estate Commission

<https://www.trec.texas.gov/>

512.936.3000

information@trec.texas.gov

Texas is a "Physical Location State." Out-of-state licensees may split a commission from Texas licensees so long as an out-of-state licensee does not conduct any of the activities related to the transaction in Texas. Texas considers out-of-state licensee as acting within Texas if the out-of-state licensee is conducting brokerage business from another state by mail, telephone, the internet, e-mail, or other medium or if all the prospective buyers, seller, landlords, or tenants are legal residents of the State of Texas and the property concerned is located wholly or in part within the State. Texas offers no reciprocity whatsoever.

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188

Utah

Utah Department of Commerce, Division of Real Estate

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

(801) 530-6747

realestate@utah.gov

Utah is considered a "Turf State." An out-of-state licensee may receive a "referral commission" from an Utah licensee, not from anyone else. Otherwise, a Utah license is required in order to receive any other compensation. Utah offers real estate reciprocity to Georgia, Mississippi, and Alberta, Canada. GA & MS do not have to take the Exam. Any other state may apply for reciprocity, but they must take the Utah Exam. Specific to Utah Real Estate: Utah is one of those rare states that says "keep out" to out of state licensees. In fact, anyone caught practicing real estate without a license in Utah faces criminal felony prosecution with a penalty of up to 2 years in prison per offense.

Utah Division of Real Estate

PO Box 146711

Salt Lake City, UT 84114-6711

Vermont

Vermont Secretary of State - OPR Real Estate Brokers & Salespersons

<https://sos.vermont.gov/real-estate-brokers-salespersons/>

802 828-3333

<https://sos.vermont.gov/opr/about-opr/contact-us/>

Vermont is a "Physical Location State." That means an out-of-state licensee may receive share commission with a Vermont licensee (note that Rule uses the term "referral fee"). However, an out-of-state licensee may not perform any brokerage services in Vermont, but may observe brokerage services in Vermont. Vermont offers real estate reciprocity to any state. The only requirements stated are: "To qualify to be licensed, an applicant must be licensed or certified in good standing in another jurisdiction in which the standards and qualifications required for regulation in that jurisdiction are substantially equivalent to Vermont's." Specific to Vermont Real Estate, brokers must maintain a Trust Account in the state of Vermont.

S. Lauren Hibbert, Director

89 Main Street, 3rd Floor

Montpelier, VT 05620-3402

Virginia

Virginia Department of Professional and Occupational Regulation - Real Estate Board

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

(804) 367-8552

REBoard@dpor.virginia.gov

Virginia is classified as a "Physical Location State", meaning that an out-of-state licensee can receive a referral fee or share a commission with a Virginia licensee so long as out-of-state licensee does not physically enter the state to perform licensed services. A written agreement is not required between out-of-state licensee and Virginia licensee.

From the realestatebrokr.com website: "Virginia Real Estate Reciprocity - None (Really). They call it Reciprocity but the State doesn't seem to understand what Reciprocity means. Applicants for a broker license must: pass the State portion of the examination, submit verification of experience (actively engaged as a salesperson or broker for 36 out of 48 months preceding application for licensure), submit

original transcripts or certified copies of transcripts from the educational institution where the applicant completed 180 classroom hours of broker pre-licensing courses substantially equivalent to Virginia's real estate education requirements, and submit letters of certification from other jurisdictions where licensed. Also, in order to apply through reciprocity, the broker MUST hold a current broker license in another state." - Confirmed by Virginia DPOR - Real Estate Board, FAQs

Department of Professional and Occupational Regulation
(Attn: Real Estate Board)
9960 Mayland Drive
Suite 400
Richmond VA 23233-1485

Washington

Washington State Department of Licensing - Real Estate Commission
<https://www.dol.wa.gov/business/realestate/realestatecommission.html>
360.664.6488 or 360.664.6500
RealEstate@dol.wa.gov

Washington state is listed as a "Cooperative State." With that, an out-of-state licensee broker can perform work in the state for real estate transactions providing that the out-of-state licensee enters into a written agreement with a Washington broker, all advertising includes the name of the Washington broker, the out-of-state licensee consents to jurisdiction in Washington, and the out-of-state licensee provides all transaction records to Washington broker. An out-of-state licensee broker's salespeople can also work in the state, providing that their broker has met the requirements of the Washington statute and the out-of-state licensee salespeople provide a copy of their license to the Washington broker. The state of Washington grants reciprocity to any state, provided applicants take either a test or a 90-hour course.

Real Estate Licensing
Department of Licensing
PO Box 3856
Seattle, WA 98124-3856

West Virginia

West Virginia Real State Commission
<https://rec.wv.gov/Pages/default.aspx>
304.558.3555
<https://appengine.egov.com/apps/wv/rec/contactus>

West Virginia is a "Physical Location State." This means that an out-of-state licensee cannot receive any part of a commission for work performed within the state. Also an out-of-state licensee can be paid by a West Virginia licensee for the out-of-state licensee's work performed outside of West Virginia's physical boundaries. Specific to West Virginia Real Estate , most Brokers are required to have a Surety bond of \$2,000 and an affidavit of residency. OH residents must contact the WV Real Estate Commission for specific requirements based on the Reciprocal Agreement between OH and WV. As of 2020, it seems any out-of-state licensee can apply for a Reciprocal License. All Reciprocal licensees are required to take the state-specific portion of the licensing examination for salesperson or broker.

West Virginia Real Estate Commission

300 Capitol Street, Suite 400
Charleston, WV 25301

Wisconsin

Wisconsin Department of Safety and Professional Services - Real Estate Examining Board

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

(608) 266-2112

dsps@wi.gov

Wisconsin is a "Physical Location State." As such, an out-of-state licensee cannot perform any activities with the state, but an out-of-state licensee can split commission with Wisconsin licensee. Specific to Wisconsin Real Estate: A broker must have a trust account with a Wisconsin Bank (or one that is allowed to do business there.) Regarding reciprocity, Wisconsin grants it to Illinois and Indiana. This comes with the following requirements; Application for Real Estate Salesperson License (Form #3166) 2. \$72.00 Reciprocity Fee - Must accompany the completed application, evidence of Passing the WI Salesperson Examination - Submit a copy of your certificate from Pearson VUE - and an active Salesperson License - Evidence that you hold an active Salesperson* license in good standing obtained by examination in Illinois or Indiana. *In Illinois, a Broker is equivalent of Wisconsin Salesperson. Wisconsin Real Estate Reciprocity states that "A broker licensed in another state does not need to complete the full 72 hours of education."

Real Estate Examining Board

DSPS

PO Box 8366

Madison, WI 53708-8366

Wyoming

Wyoming Real Estate Commission and Certified Real Estate Appraiser Board

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

(307)-777-7141

realestatecommission@wyo.gov

Wyoming is considered a "Cooperative State." An out-of-state licensee can receive commission split from Wyoming licensee, so long as out-of-state licensee conducts no negotiations within Wyoming for the transaction. Case law allows out-of-state licensee to enter Wyoming and work on transaction, so long as the out-of-state licensee does not conduct negotiations within the state. Wyoming requires a Broker Trust Account for its agents. In looking at reciprocity, Wyoming is open to business, granting reciprocity to any state with some requirements. Individuals must submit fingerprints, complete and pass the Wyoming Law Portion of the Broker I Course, complete and pass all of Broker II Course, complete and pass the Broker Management Class (Responsible Broker Only), and pass the State Exam for Responsible Brokers before applying.

Wyoming Real Estate Commission and Certified Real Estate Appraiser Board

3617 E. Lincolnway, Suite H

Cheyenne, WY 82002

