

<u>Program</u>	<u>Contact</u>	<u>Date Updated</u>
Real Estate	Rick McCormac	March 2022

State	Meets educational Requirements	Does not meet educational requirements	Undetermined	State	Meets educational Requirements	Does not meet educational requirements	Undetermined
Alabama	*			Nebraska			*
Alaska	*			Nevada			*
American Samoa			*	New Hampshire			*
Arizona			*	New Jersey			*
Arkansas			*	New Mexico			*
California			*	New York			*
Colorado	*			North Carolina	*		
Connecticut			*	North Dakota			*
Delaware	*			Northern Mariana Islands			*
Florida			*	Ohio			*
Georgia	*			Oklahoma			*
Guam			*	Oregon			*
Hawaii			*	Pennsylvania			*
Idaho			*	Puerto Rico			*
Illinois			*	Rhode Island			*
Indiana			*	South Carolina			*
Iowa			*	South Dakota			*
Kansas	*			Tennessee			*
Kentucky	*			Texas			*
Louisiana			*	US Virgin Islands			*
Maine	*			Utah			*
Maryland			*	Vermont			*
Massachusetts			*	Virginia	*		
Michigan			*	Washington	*		
Minnesota			*	West Virginia			*
Mississippi	*			Wisconsin			*
Missouri	*			Wyoming			*
Montana			*				

Comments:

**Real Estate Agent
STATE AUTHORIZATION INFORMATION**

REQUIREMENT: Colleges offering Real Estate Agent classes are required to provide general and direct disclosures to each student regarding the reciprocity of the program against other states.

State Authorization Professional Licensure\Certification\Credentialing Requirements:

Effective July 1, 2020 the U.S. Department of Education requires colleges to provide general and direct disclosures to students prior to making a financial obligation for all professional licensure and certification programs.

Real Estate Agent Licensure\Certification \ Credentialing\ Information:

To be eligible to become a licensed real estate salesperson or agent, you must: Be at least 18 or 19 years old (depends on the state), Have legal US residency, Complete your required prelicense education, and Pass your state real estate license examination.

Each state's real estate licensing requirements are different. Your state's real estate commission website will list the official prelicensing requirements.

Real Estate Agent requirements vary by state and may factor in other individual factors; including credentials, training, and job experience. It's important to note that not all states have the same agreements or requirements.

Student applications are reviewed on a case-by-case basis.

Every state requires real estate brokers and agents to be licensed.

Real Estate Agent State Contacts:

This workbook contains the individual state Real Estate Agent program point(s) of contact, which include name, phone number, e-mail, and physical address.

Real Estate Terminology:

There are three basic classifications of real estate license portability laws: Cooperative, Physical Location, and Turf. Cooperative means an agent licensed in another state can enter that state, conduct business and get paid for it. Physical Location means that you can't be in the physical location state you want to transact in. While a Physical Location state allows you to do business remotely, states with real estate reciprocity Turf laws will not allow anyone with an outside real estate license to do business in their state.

Clarifying or Expanded Information goes here:

- RECIPROCITY - <https://fit-small-business.com/real-estate-license-reciprocity/>
- States w/ no reciprocity: Arizona, California, Hawaii, Indiana, Kentucky, Michigan, Montana, New Jersey, South Dakota, Texas, Vermont, Wyoming, and all of the U.S. territories.
- States w/ full reciprocity: Alabama, Alaska, Colorado, Delaware, Georgia, Kansas, Kentucky, Maine, Mississippi, Missouri, Virginia, and Washington state.
- States w/ partial reciprocity: Arkansas, Connecticut, Florida, Idaho, Illinois, Iowa, Louisiana, Maryland, Massachusetts, Minnesota, Nebraska, Nevada, New Hampshire, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Utah, West Virginia, Wisconsin

Last Revised 6/1/21

State Authorization Professional Licensure Information:

34 CFR 668.43(c) Direct Disclosures

1. Prior to enrollment, students must be notified in writing (direct disclosure) if the program does not meet OR the institution has not made a determination whether the program meets education requirements for licensure and/or certification in the state where the student is located.
2. The regulations state "regarding the timing of these disclosures, the U. S. Department of Education (DOE) expects that the institution will provide this disclosure before a student enrolls into a program or in the event that an institution does not provide an enrollment agreement, before the student makes a financial commitment to the institution
3. If the student is enrolled in a program and the institution makes a determination that the program does not meet educational requirements in the state where the student is located, the institution has 14 calendar days to notify the student in writing.

NOTE: Be sure to document that that any required direct notifications (pre enrollment and/or address change) were sent. An easy way to do this is to ensure that a copy of the letter or email is kept within the student's academic record.

Complete details can be found on the NCCCS Virtual Learning Community website.

<https://vlc.ncccommunitycolleges.edu/faculty/state-authorization/>

Contact Name in State: Alabama Real Estate Commission
<https://arec.alabama.gov/arec/>

Contact Phone Number: (334) 242-5544

Contact Email Address: arec@arec.alabama.gov

Additional Information: 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 licens 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 commiss Reciprocity also requires completing a 6-hour course in Alabama real estate law and passing the State Exam.

Mailing Address: Alabama Real Estate Commission
1201 Carmichael Way
Montgomery, AL 36106

Contact Name in State: Alaska Department of Commerce - Real Estate Commission
<https://www.commerce.alaska.gov/web/cbpl/ProfessionalLicensing/RealEstateCommission/Education.aspx>

Contact Phone Number: (907) 269-8168

Contact Email Address: realestatecommission@alaska.gov Shyla Consalo, Executive Administrator

Additional Information: 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.

Mailing Address: Alaska Department of Commerce
Real Estate Commission
Robert B. Atwood Building
550 W. 7th Avenue, Suite 1500
Anchorage, AK 99501

Contact Name in State: State of Arizona Department of Real Estate
<https://azre.gov/licensees/original-licensing-information>

Contact Phone Number: 1(602)771-7700

Contact Email Address: <https://services.azre.gov/publicdatabase/messagecenter/createmessage.aspx?subjectid=1> Contact Messaging System

Additional Information: 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.

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

Contact Name in State: Arkansas Real Estate Commission
<https://arec.arkansas.gov/licensing/>

Contact Phone Number: 501-683-8010

Contact Email Address: lisa.hill@arkansas.gov Lisa Hill, Licensing Specialist

Additional Information: 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.

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

Contact Name in State: California Department of Real Estate
<https://dre.ca.gov/>

Contact Phone Number: (877) 373-4542 Licensing Questions & Info

Contact Email Address: Ask.DRElicensing@dre.ca.gov

Additional Information: 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.

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

Contact Name in State: Colorado Division of Real Estate
<https://dre.colorado.gov/>

Contact Phone Number: 303-894-2166

Contact Email Address: dora_realestate_website@state.co.us

Additional Information: 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 Colorado broker. Colorado practices reciprocity with every US state. An additional exam is necessary however.

Mailing Address: Colorado Division of Real Estate
1560 Broadway, Suite 925
Denver, CO 80202

Contact Name in State: Connecticut State Department of Consumer Protection - Real Estate Commission
<https://portal.ct.gov/DCP/Occupational-and-Professional-Division/Occupational-Boards/Connecticut-Real-Estate-Commission>

Contact Phone Number: (860) 713-6100

Contact Email Address: Jill.Conklin@ct.gov Jill Conklin, Real Estate Examiner/Investigations

Additional Information: 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 :
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 Conn 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, Miss Missouri, Nebraska, Nevada, New York, North Carolina, Ohio, Rhode Island, Virginia, and Washington state.

Mailing Address: Department of Consumer Protection
450 Columbus Boulevard, Suite 901
Hartford, Connecticut 06103-1840

Contact Name in State: Delaware Division of Professional Regulation - Real Estate Commission
<https://dpr.delaware.gov/boards/realestate/>

Contact Phone Number: (302) 744-4500

Contact Email Address: customerservice.dpr@delaware.gov

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

Mailing Address: Delaware Division of Professional Regulation
Cannon Building,
Suite 203
861 Silver Lake Blvd.
Dover, DE 19904

Contact Name in State: District of Columbia Real Estate Commission
<https://dcra.dc.gov/real-estate>

Contact Phone Number: (202) 442-4400

Contact Email Address: dcra@dc.gov

Additional Information: 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.

Mailing Address: District of Columbia Real Estate Commission
1100 4th Street, SW,
Washington, DC 20024

Contact Name in State: 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

Contact Phone Number: 850.487.1395

Contact Email Address: www.myfloridalicense.com/contactus Contact Us Form

Additional Information: 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 condition of additionally passing the State portion of the Florida Real Estate Exam.

Mailing Address: Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399-1027

Contact Name in State: Georgia Real Estate Commission & Appraisers Board
<https://georgia.gov/organization/georgia-real-estate-commission-appraisers-board>

Contact Phone Number: (404) 656-3916

Contact Email Address: grecmail@grec.state.ga.us

Additional Information: 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.

Mailing Address: Georgia Real Estate Commission & Appraisers Board
229 Peachtree St., NE
International Tower, Suite 1000
Atlanta, GA 30303-1605

Contact Name in State: Hawaii Department of Commerce and Consumer Affairs - Real Estate Branch
<https://cca.hawaii.gov/reb/>

Contact Phone Number: 808-586-2643

Contact Email Address: hirec@dcca.hawaii.gov

Additional Information: 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

Mailing Address: Hawaii Department of Commerce and Consumer Affairs - Real Estate Branch (REB)
King Kalakaua Building
335 Merchant Street, Rm 333
Honolulu, HI 96813

Contact Name in State: Idaho Real Estate Commission
<http://www.irec.idaho.gov/>

Contact Phone Number: 208-334-3285

Contact Email Address: info@irec.idaho.gov

Additional Information: 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 national exam is still necessary to become a Real Estate Agent in Idaho.

Mailing Address: Idaho Real Estate Commission
Logger's Creek Terrace Building
575 E. Parkcenter Blvd. Suite 180
Boise ID 83706

Contact Name in State: Illinois Department of Financial and Professional Regulation - Division of Real Estate
<https://www.idfpr.com/DRE.asp>

Contact Phone Number: 1-800-560-6420 Professional Licensing Inquiries

Contact Email Address: FPR.RealEstate@illinois.gov General Real Estate Questions or FPR.RealEstateEducation@illinois.gov Real Estate Education Questions

Additional Information: 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 re

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.

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

Contact Name in State: Indiana Professional Licensing Agency - Real Estate Commission
<https://www.in.gov/pla/professions/indiana-real-estate-commission/>

Contact Phone Number: (317) 234-3022

Contact Email Address: pla10@pla.in.gov

Additional Information: 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.

Mailing Address: Professional Licensing Agency
Attn: Indiana Real Estate Commission
402 W. Washington Street, Room W072
Indianapolis, Indiana 46204

Contact Name in State: Iowa Professional License Bureau - Real Estate Sales & Brokers Commission
<https://plb.iowa.gov/board/real-estate-sales-brokers>

Contact Phone Number: (515) 725-9022 x.8

Contact Email Address: RealEstateCommission@iowa.gov

Additional Information: 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.

Mailing Address: Iowa Professional License Bureau - Real Estate Commission
200 East Grand Avenue, Suite 350
Des Moines, Iowa 50309

Contact Name in State: Kansas Real Estate Commission
<https://www.krec.ks.gov/>

Contact Phone Number: (785) 296-3411

Contact Email Address: krec@ks.gov

Additional Information: 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 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.

Mailing Address: Kansas Real Estate Commission
Jayhawk Tower
700 SW Jackson Street, Suite 404
Topeka, Kansas 66603-3785

Contact Name in State: Kentucky Real Estate Commission
<https://krec.ky.gov/>

Contact Phone Number: 502-564-7760

Contact Email Address: Hannah.carlin@ky.gov Education & Licensing or terri.hulette@ky.gov Education & Licensing

Additional Information: 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 also requires Requires E&O Insurance.

Mailing Address: Kentucky Real Estate Commission
Mayo-Underwood Building
500 Mero Street, 2NE09
Frankfort, KY 40601

Contact Name in State: Louisiana Real Estate Commission
<https://lrec.gov/>

Contact Phone Number: (225) 925-1923

Contact Email Address: info@lrec.gov

Additional Information: 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.

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

Contact Name in State: State of Maine Professional & Financial Regulation - Real Estate Commission
<https://www.maine.gov/pfr/professionallicensing/professions/real-estate-commission>

Contact Phone Number: (207) 624-8521

Contact Email Address: rlestate.com@maine.gov

Additional Information: 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 Ma
Maine grants reciprocity to any and every state as long as applicants pass the Maine Law Examination.

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

Contact Name in State: Maryland Department of Labor - Maryland Real Estate Commission
<http://dllr.state.md.us/license/mrec/>

Contact Phone Number: 410-230-6200

Contact Email Address: djmrec-labor@maryland.gov

Additional Information: 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.

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

Contact Name in State: Massachusetts Board of Registration of Real Estate Brokers and Salespersons
<https://www.mass.gov/orgs/board-of-registration-of-real-estate-brokers-and-salespersons>

Contact Phone Number: 617-701-8661

Contact Email Address: realestateboard@mass.gov

Additional Information: 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 at least 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.

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

Contact Name in State: Michigan Department of Licensing and Regulatory Affairs - Real Estate Brokers & Slaespersons
https://www.michigan.gov/lara/0,4601,7-154-89334_72600_72602_72731_72871---,00.html

Contact Phone Number: 517-241-0199 Professional Licensing Number

Contact Email Address: BPLHelp@michigan.gov

Additional Information: 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 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.

Mailing Address: Michigan Department of Licensing and Regulatory Affairs
(Attn: Real Estate Brokers & Slaespersons)
Ottawa Building
611 W. Ottawa
P.O. Box 30004
Lansing, MI 48909

Contact Name in State: Minnesota Commerce Department - Real Estate
<https://mn.gov/commerce/licenses/real-estate/>

Contact Phone Number: 651-539-1599

Contact Email Address: licensing.commerce@state.mn.us

Additional Information: 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 with 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.

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

Contact Name in State: Mississippi Real Estate Commission
<http://www.mrec.state.ms.us/>

Contact Phone Number: (601) 321-6970

Contact Email Address: info@mrec.state.ms.us

Additional Information: 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

Mailing Address: Mississippi Real Estate Commission
P. O. Box 12685
Jackson, MS 39236

Contact Name in State: Missouri Division of Professional Regulation - Real Estate Commission
<https://pr.mo.gov/realestate.asp>

Contact Phone Number: 573.751.2628

Contact Email Address: realestate@pr.mo.gov

Additional Information: 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.

Mailing Address: Real Estate Commission
3605 Missouri Boulevard
P.O. Box 1339
Jefferson City, MO 65102-1339

Contact Name in State: Montana Board of Realty Regulation
<https://boards.bsd.dli.mt.gov/realty-regulation/>

Contact Phone Number: (406) 444-6880

Contact Email Address: dliibsdhelp@mt.gov

Additional Information: 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 d 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.

Mailing Address: Montana Board of Realty Regulation
PO Box 200513
Helena, MT 59620-0513

Contact Name in State: Nebraska Real Estate Commission
<https://nrec.nebraska.gov/>

Contact Phone Number: (402) 471-2004

Contact Email Address: realestate.commission@nebraska.gov

Additional Information: 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.

Mailing Address: Nebraska Real Estate Commission
301 Centennial Mall South, P.O. Box 94667
Lincoln, NE 68509-4667

Contact Name in State: Nevada Department of Business and Industry - Real Estate Division
<https://red.nv.gov/>

Contact Phone Number: (702) 486-4033 (Option #1) Licensing Questions

Contact Email Address: realest@red.nv.gov

Additional Information: 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, a

Mailing Address:

Nevada Real Estate Division	or	Nevada Real Estate Division
Las Vegas		Carson City
3300 W. Sahara Ave., Suite 350		1818 E. College Parkway, Suite 110
Las Vegas, Nevada 89102		Carson City, NV 89706-7986

Contact Name in State: New Hampshire Office of Professional Licensure and Certification - NH Real Estate Commission
<https://www.oplc.nh.gov/nh-real-estate-commission>

Contact Phone Number: 603-271-2152

Contact Email Address: nhrec@oplc.nh.gov

Additional Information: 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.

Mailing Address: Office of Professional Licensure & Certification
(Attn: Real Estate Commission)
7 Eagle Square
Concord NH, 03301

Contact Name in State: State of New Jersey Department of Banking & Insurance - New Jersey Real Estate Commission
https://www.state.nj.us/dobi/division_rec/index.htm

Contact Phone Number: 609-292-7272

Contact Email Address: relic@dobi.nj.gov

Additional Information: 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.

Mailing Address: New Jersey Real Estate Commission
PO Box 328
Trenton, NJ 08625-0328

Contact Name in State: New Mexico Real Estate Commission
http://www.rld.state.nm.us/boards/Real_Estate_Commission.aspx

Contact Phone Number: (505) 222-9820

Contact Email Address: RLDRealEstate.Comsn@state.nm.us

Additional Information: 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 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 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.

Mailing Address: New Mexico Real Estate Commission
5500 San Antonio Dr. NE Suite B
Albuquerque, New Mexico 87109

Contact Name in State: 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

Contact Phone Number: (518) 474-4429 Division of Licensing Services

Contact Email Address: licensing@dos.ny.gov

Additional Information: 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.

Mailing Address: NY Department of State or NY Department of State
Albany Location New York City Location
One Commerce Plaza, 123 William Street,
99 Washington Ave New York, NY 10038-3804
Albany, NY 12231-0001

Contact Name in State: North Carolina Real Estate Commission
<https://www.ncrec.gov/>

Contact Phone Number: 919-875-3700

Contact Email Address: <https://www.ncrec.gov/Support/Supp> Link takes you to short questionnaire to direct you to proper support

Additional Information: 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 we the most current official preclicensing requirements. NC offers partial reiprocity 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 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 a 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.

Mailing Address: North Carolina Real Estate Commission
P.O. Box 17100
Raleigh, NC 27619

Contact Name in State: North Dakota Real Estate Commission
<https://www.realestatend.org/>

Contact Phone Number: 701.328.9749

Contact Email Address: <https://www.realestatend.org/contact-us> Contact Us Form

Additional Information: 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 manda E&O insurance, as well as maintain a Real Estate Trust Account in North Dakota.

Mailing Address: North Dakota Real Estate Commission
1120 College Dr Ste 204
Bismarck, ND 58501

Contact Name in State: Ohio Department of Commerce - Division of Real Estate & Professional Licensing
<https://com.ohio.gov/REAL/>

Contact Phone Number: 614-466-4100

Contact Email Address: WebReal@com.state.oh.us

Additional Information: 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.

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

Contact Name in State: Oklahoma Real Estate Commission
<https://oklahoma.gov/orec.html>

Contact Phone Number: (405) 521-3387

Contact Email Address: help@orec.ok.gov

Additional Information: 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.

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

Contact Name in State: Oregon Real Estate Agency
<https://www.oregon.gov/REA/pages/index.aspx>

Contact Phone Number: (503) 378-4170

Contact Email Address: orea.info@oregon.gov

Additional Information: 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.

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

Contact Name in State: Pennsylvania Department of State - State Real Estate Commission
<https://www.dos.pa.gov/ProfessionalLicensing/BoardsCommissions/RealEstateCommission/Pages/default.aspx>

Contact Phone Number: (717) 783-3658

Contact Email Address: ST-REALESTATE@pa.gov

Additional Information: 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 license. Pennsylvania has real estate reciprocity with Arkansas, Georgia, Louisiana, Maryland, Massachusetts, and New York.

Mailing Address: PA State Real Estate Commission
P.O. Box 2649,
Harrisburg, PA 17105-2649

Contact Name in State: State of Rhode Island Department of Business Regulation - Real Estate Commission
<https://dbr.ri.gov/divisions/commlicensing/realestate.php>

Contact Phone Number: (401) 462-9500

Contact Email Address: <https://dbr.ri.gov/questioncomplain>; Questions/Complaints Form

Additional Information: 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.

Mailing Address: Rhode Island Real Estate Commission
1511 Pontiac Avenue
Cranston, RI 02920

Contact Name in State: South Carolina Real Estate Commission
<https://www.llr.sc.gov/re/>

Contact Phone Number: (803) 896-4400

Contact Email Address: Contact.REC@llr.sc.gov

Additional Information: 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 co 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 have taken the written exam there.

Mailing Address: South Carolina Real Estate Commission
110 Centerview Dr,
Columbia SC 29210

Contact Name in State: South Dakota Real Estate Commission
<https://dlr.sd.gov/realestate/default.aspx>

Contact Phone Number: 605.773.3600

Contact Email Address: dlr.realestate@state.sd.us

Additional Information: 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 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.

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

Contact Name in State: Department of Commerce and Insurance - Tennessee Real Estate Commission
<https://www.tn.gov/commerce/regboards/trec.html>

Contact Phone Number: [\(615\) 741-2241](tel:6157412241)

Contact Email Address: Trec.Info@TN.Gov

Additional Information: 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 nego 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 Estate Exam. E&O insurance is also mandatory in Tennessee.

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

Contact Name in State: Texas Real Estate Commission
<https://www.trec.texas.gov/>

Contact Phone Number: 512.936.3000

Contact Email Address: information@trec.texas.gov

Additional Information: 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 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 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.

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

Contact Name in State: Utah Department of Commerce, Division of Real Estate
<https://realestate.utah.gov/>

Contact Phone Number: (801) 530-6747

Contact Email Address: realestate@utah.gov

Additional Information: 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.

Mailing Address: Utah Division of Real Estate
PO Box 146711
Salt Lake City, UT 84114-6711

Contact Name in State: Vermont Secretary of State - OPR Real Estate Brokers & Salespersons
<https://sos.vermont.gov/real-estate-brokers-salespersons/>

Contact Phone Number: 802 828-3333

Contact Email Address: <https://sos.vermont.gov/opr/about-opr/contact-u> Contact Us Form

Additional Information: 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 lic 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 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' Specific to Vermont Real Estate, brokers must maintain a Trust Account in the state of Vermont.

Mailing Address: S. Lauren Hibbert, Director
89 Main Street, 3rd Floor
Montpelier, VT 05620-3402

Contact Name in State: Virginia Department of Professional and Occupational Regulation - Real Estate Board
<https://www.dpor.virginia.gov/Boards/Real-Estate/>

Contact Phone Number: (804) 367-8552

Contact Email Address: REBoard@dpor.virginia.gov Licensing Section Email

Additional Information: 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,

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

Contact Name in State: Washington State Department of Licensing - Real Estate Commission
<https://www.dol.wa.gov/business/realestate/realestatecommission.html>

Contact Phone Number: 360.664.6488 or 360.664.6500

Contact Email Address: RealEstate@dol.wa.gov

Additional Information: 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.

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

Contact Name in State: West Virginia Real State Commission
<https://rec.wv.gov/Pages/default.aspx>

Contact Phone Number: 304.558.3555

Contact Email Address: <https://appengine.egov.com/apps/wv/rec/contact> Contact Us Form

Additional Information: 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 a 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.

Mailing Address: West Virginia Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301

Contact Name in State: Wisconsin Department of Safety and Professional Services - Real Estate Examining Board
<https://dsps.wi.gov/pages/BoardsCouncils/RealEstate/Default.aspx>

Contact Phone Number: (608) 266-2112

Contact Email Address: dsps@wi.gov

Additional Information: 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 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 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."

Mailing Address: Real Estate Examining Board
DSPS
PO Box 8366
Madison, WI 53708-8366

Contact Name in State: Wyoming Real Estate Commission and Certified Real Estate Appraiser Board
<http://realestate.wyo.gov/>

Contact Phone Number: (307)-777-7141

Contact Email Address: realestatecommission@wyo.gov

Additional Information: 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 it. 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.

Mailing Address: Wyoming Real Estate Commission and Certified Real Estate Appraiser Board
3617 E. Lincolnway, Suite H
Cheyenne, WY 82002

Contact Name in State: Guam Real Estate Commission (page is currently down as of 4/8/21)
<https://guamrealestatecommission.com/>
<https://www.guamtax.com/rec/index.html> (alternate site with info)

Contact Phone Number: 671-488-7371

Contact Email Address: csmguam@gmail.com Christopher Murphy, Chairman

Additional Information: Guam offers no reciprocity at all.
All original real estate licenses (salesperson and broker) are valid for 2 years. Renewal licenses (salesperson and broker) are valid for 4 years. The Guam real estate licensing examination requires 75% on the Uniform Portion and 75% on the State Portion to pass. You may retake the test as many times as you need, but each time you will need to pay the appropriate test fee. Prior to renewal of an original salesperson's license, a licensee must complete 45 classroom hours of approved study courses. Thereafter, continuing education requirements are 24 hours every 4 years. Starting a career in real estate requires you to get an Original Sales license, which means you will need to hang your license with a licensed real estate broker. Once you work under a licensed broker for 2 years, you may apply for an Original Broker's license and be your own boss.

Mailing Address: Dept. of Revenue & Taxation
Taxpayer Services Division
P.O. Box 23607
Barrigada, Guam 96921

The Guam Real Estate Commissioner is the Director of Revenue & Taxation. The Real Estate Commission provides recommendations of policy to the Real Estate Commissioner that the Commission deems beneficial to the welfare and progress of real estate licensees, the general public, and the real estate business on Guam.

Contact Name in State: Puerto Rico State Department
www.estado.pr.gov

Contact Phone Number: 787-722-2122, Extension # 230

Contact Email Address: jvazquez@estado.gobierno.pr Ms. Joselle Vázquez

Additional Information: Puerto Rico offers no real estate reciprocity.
Puerto Rico real estate is technically the same as the US: there are estate agents that work just like on the mainland, with the same process and commission structure. But there is no ubiquitous real estate association and no single MLS. The several listing sites have bad information or are hard to find or hard to use. This can lead to some unique problems.

Mailing Address: Department of State
Assistant Secretary of Examination Boards
Board of Examiners of Professional Real Estate Appraisers
P.O. Box 9023271
San Juan, PR 00902-3271

Contact Name in State: Government of U.S. Virgin Islands Deptment of Licensing and Consumer Affairs - Real Estate Commission
<https://dlca.vi.gov/boardcertifications/steps/recrequirements/>

Contact Phone Number: (340) 713-3522

Contact Email Address: <https://dlca.vi.gov/feedbackapp/> Contact Us/Feedback

Additional Information: The United States Virgin Islands appear to offer no real estate reciprocity.
The application process to be a real estate broker in the Virgin Islands goes like this;
* Provide proof that applicant has been a Licensed Real Estate Salesman in the Virgin Islands for at least two (2) consecutive years or an attorney licensed and admitted to practice in the U.S. Virgin Isla
* Show your Passport; or if naturalized please provide certification and or a permanent resident identification card; and payment of required fees
* The examination consists of two sections and each candidate must earn a minimum score of 75% on each portion before the can be licensed in the US Virgin Islands.

Mailing Address: Attention: H. Nathalie Hodge
Assistant Commissioner, Office of Boards and Commissions
V.I. Real Estate Commission
Department of Licensing and Consumer Affairs
Golden Rock Shopping Center, Suite #9
Christiansted, VI 00820-4311

Contact Name in State:

** The Commonwealth of the Northern Mariana Islands (CNMI) does not have a real estate licensing body and does not require real estate licenses, though there have been efforts to implement such laws. CNMI has restrictions on ownership, limiting ownership to individuals with at least 25% islander ancestry. Non-islanders can lease properties for a maximum of 55 years. **

Contact Phone Number:

Contact Email Address:

Additional Information:

Mailing Address:

Contact Name in State:

American Samoa does not have a real estate regulatory body.

Contact Phone Number:

Contact Email Address:

Additional Information:

Mailing Address: