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February 2017/ Winter Edition

Rule Changes Effective January 1, 2017.

The Commission has adopted a wide range changes, highlighted by new advertising requirements for associate brokers and associate broker teams and significant changes to licensee continuing education requirements. **All of the new requirements became effective January 1, 2017.** [Click Here for New 2017-2018 E-Edition Rule Book](#)

Proposed Rule Changes: Qualifying Broker Licensing & Renewal Requirements, and Broker Duties

"The Commission conducted a rule hearing on January 23, 2017 and made recommendations for proposed changes to rules governing definitions (Part 1), qualifying broker licensing and renewal requirements (Part 3), continuing education requirements (Parts 13 and 15), qualifying broker duties (Part 16), and broker duties (Part 19). Copies of the proposed changes are available from the Commission office at 5500 San Antonio Drive NE, Suite B, Albuquerque, New Mexico or by clicking on the following link: [Proposed Rule Amendments Jan 2017](#).

The Commission will take final action on proposed changes to the rules at their

March 20, 2017 meeting, scheduled to convene at 9 a.m. at the Commission office. Between now and March 20, the rule hearing record will remain open so that the Commission can receive other written comments prior to the meeting, and receive additional written and oral comments at the meeting. Brokers and members of the public may submit written comments by mail or by email to wayne.ciddio@state.nm.us.

The agenda for the March 20 Commission meeting will be available from the Commission office no later than 72 hours before the meeting.

[Click Here for NMREC Core Course Offerings at:](#)

[Core Course Offerings](#)

[Click here to see which Courses are "core electives?"](#)

[Core Electives List](#)

[Click Here To Access Catalogue of Approved CE Courses](#)

[Official Catalogue](#)

Planning Ahead Erases Trouble Ahead

John Q. Broker called the other day and brought a common issue for licensees who have a January 31 expiration date. Mr. Broker had not taken the 8 hour NMREC Mandatory Course before it went extinct on December 31, 2016. In order to renew, Mr. Broker took the 4 hour NMREC Core Course before his January 31 expiration date. Mr. Broker explained: "*I took the 4 hour Core in order to renew, but understanding that the Core Course is an annual requirement, can I take it again in the same calendar year even though I'm in a new cycle?*"

Even though Mr. Broker took the 2017 Core Course for the cycle that expired January 31, 2017, he has two options: (1) He can wait until the 2018 core course is available to take his first annual installment for the new cycle, and then subsequently take the 2019 Core (2nd installment); however, his only possibility of meeting the 3rd installment would be a narrow window of January 1, 2020 to January 31, 2020. That's cutting it thin. (2) On the other hand, Mr. Broker can

reset his annual core course schedule by simply taking the 2017 Core Course again in that year after his new cycle begins on February 1, 2017. He would then easily meet the other two core course installments in 2018, and 2019.

Hopefully this explanation of Mr. Broker's circumstances prompts licensees to plan ahead, especially now that the new CE rules require an annual Core Course. Regardless of your date of cycle expiration, considerable planning is necessary so that you do not miss fulfilling these extensive new CE requirements.

The key to not getting caught in the crunch is to do four things: (1) **plan out your CE's for your next three years.** (2) **Know the rules and proposed changes to those rules.** (3) **Stay in touch with us on the Web; and, (4) contact us with your questions.** We are always happy to alleviate your concerns.

Coming Soon: On-Line Renewals

Renewal of your New Mexico real estate license will soon be online. On line renewals will reduce the cost of mailing paperwork and allow you to renew from the convenience of your home or office.

In order to have timely notification of your license renewal deadline, it is imperative that the Commission has your current email address on file at all times. Paper license renewal packets will be discontinued and the renewal email will be the only notification that you will receive that your license is due for renewal.

You will receive electronic notification that your renewal form is about to be emailed followed by the renewal form itself approximately 60 days prior to your renewal deadline.

The form will include a registration code that will be your permanent registration code for current and future license renewals. Debit or credit cards will be the only acceptable form of payment.

The on-line renewal form will be self-explanatory. You will be asked to answer a series of questions similar to those found on the current license

renewal form.

There will be some significant changes, including the requirement that brokers enter their own continuing education completion data into the appropriate fields. Course completion data will no longer be furnished to the Commission by course sponsors and you will be required to scan and email course completion certificates to the Commission at the time of renewal.

Your license will not be renewed until all of the fields are complete and supporting documentation is submitted.



Q: What are the changes in the Continuing Education requirements beginning January 1, 2017?

The new rules which became effective on January 1, 2017, and apply to any and all who renew after that date. The new rules require the following:

- ⇒ 36 total hours instead of 30 hours. Of those 36 hours, you must have the following:
- ⇒ 4 hour NMREC Core Course OR the 8 hour NMREC Mandatory course which is no longer offered after Dec 31, 2016. Remember that the 4 hour NMREC Core is to be an annual requirement.
- ⇒ 4 hour ethics elective (There are online options)
- ⇒ 4 hour “core elective” [not to be confused with the NMREC Core Course]. These are courses in our catalogue of approved courses which have received a “core elective” designation by the NMREC. (There are online options) it takes a while to load up)

For the Core Course Schedule and other course schedules and online offerings, please click on the following link (be patient):

[Core Course Schedule on NMREC Web](#)

Other Helpful Links:

[Catalogue of Approved Courses](#)

[Core Electives List \(Jan 2017\)](#)

[Download 2017-2018 E-Edition NMREC Laws and Rules](#)

[Cheat Sheet / FAQ's CE Changes](#)