

By: Senator(s) Michel, McCaughn, Norwood,  
Sparks

To: Appropriations

SENATE BILL NO. 2616  
(As Sent to Governor)

1 AN ACT TO AMEND SECTION 73-35-17, MISSISSIPPI CODE OF 1972,  
2 TO REDUCE THE LICENSING FEES CHARGED BY THE REAL ESTATE  
3 COMMISSION; TO DIRECT THE STATE FISCAL OFFICER TO TRANSFER A  
4 CERTAIN SUM FROM THE REAL ESTATE LICENSE FUND TO THE REAL ESTATE  
5 APPRAISER LICENSE FUND DURING FISCAL YEAR 2024; AND FOR RELATED  
6 PURPOSES.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

8 **SECTION 1.** Section 73-35-17, Mississippi Code of 1972, is  
9 amended as follows:

10 73-35-17. (1) A fee not to exceed \* \* \* One Hundred  
11 Dollars (\$100.00) shall accompany an application for a real estate  
12 broker's license, and in the event that the applicant successfully  
13 passes the examination, no additional fee shall be required for  
14 the issuance of a license for a one-year period; provided, that if  
15 an applicant fails to pass the examination, he may be eligible to  
16 take the next or succeeding examination without the payment of an  
17 additional fee. In the event a contract testing service is  
18 utilized, the fee associated with administering the test shall be  
19 collected by the testing provider and the application fee for any  
20 real estate license shall be collected by the commission.



21 (2) For each license as a real estate broker issued to a  
22 member of a partnership, association or officer of a corporation  
23 other than the member or officer named in the license issued to  
24 such partnership, association or corporation, a fee not to exceed  
25 Seventy-five Dollars (\$75.00) shall be charged.

26 (3) A fee not to exceed \* \* \* One Hundred Dollars (\$100.00)  
27 shall accompany an application for a real estate salesperson's  
28 license, and in the event that the applicant successfully passes  
29 the examination, no additional fee shall be required for the  
30 issuance of a license for a one-year period; provided, that if an  
31 applicant fails to pass the examination, he may be eligible to  
32 take the next or succeeding examination without the payment of an  
33 additional fee. In the event a contract testing service is  
34 utilized, the fee associated with administering the test shall be  
35 collected by the testing provider and the application fee for any  
36 real estate license shall be collected by the commission.

37 (4) Except as provided in Section 33-1-39, it shall be the  
38 duty of all persons, partnerships, associations, companies or  
39 corporations licensed to practice as a real estate broker or  
40 salesperson to register with the commission annually or  
41 biennially, in the discretion of the commission, according to  
42 rules promulgated by it and to pay the proper registration fee.  
43 An application for renewal of license shall be made to the  
44 commission annually no later than December 31 of each year, or  
45 biennially on a date set by the commission. A licensee failing to



46 pay his renewal fee after the same becomes due and after two (2)  
47 months' written notice of his delinquency mailed to him by United  
48 States certified mail addressed to his address of record with the  
49 commission shall thereby have his license automatically cancelled.  
50 Any licensee renewing in this grace period shall pay a penalty in  
51 the amount of one hundred percent (100%) of the renewal fee. The  
52 renewal fee shall not exceed Seventy-five Dollars (\$75.00) per  
53 year for real estate brokers, partnerships, associations and  
54 corporations. The renewal fee for a real estate salesperson's  
55 license shall not exceed Sixty Dollars (\$60.00) per year.

56 (5) For each additional office or place of business, an  
57 annual fee not to exceed Fifty Dollars (\$50.00) shall be charged.

58 (6) For each change of office or place of business, a fee  
59 not to exceed Fifty Dollars (\$50.00) shall be charged.

60 (7) For each duplicate or transfer of salesperson's license,  
61 a fee not to exceed Fifty Dollars (\$50.00) shall be charged.

62 (8) For each duplicate license, where the original license  
63 is lost or destroyed, and affidavit made thereof, a fee not to  
64 exceed Fifty Dollars (\$50.00) shall be charged.

65 (9) To change status as a licensee from active to inactive  
66 status, a fee not to exceed Twenty-five Dollars (\$25.00) shall be  
67 charged. To change status as a licensee from inactive to active  
68 status, a fee not to exceed Fifty Dollars (\$50.00) shall be  
69 charged.



70 (10) For each bad check received by the commission, a fee  
71 not to exceed Twenty-five Dollars (\$25.00) shall be charged.

72 (11) A fee not to exceed Five Dollars (\$5.00) per hour of  
73 instruction may be charged to allay costs of seminars for  
74 educational purposes provided by the commission.

75 (12) A fee not to exceed Twenty-five Dollars (\$25.00) may be  
76 charged for furnishing any person a copy of a real estate license,  
77 a notarized certificate of licensure or other official record of  
78 the commission.

79 (13) A fee not to exceed One Hundred Dollars (\$100.00) shall  
80 be charged to review and process the application and instructional  
81 materials for each curriculum seeking acceptance as a real estate  
82 continuing education course developed to satisfy the mandatory  
83 continuing education requirements for this chapter, with the  
84 period of approval expiring after one (1) year. A fee not to  
85 exceed Fifty Dollars (\$50.00) shall be charged for each renewal of  
86 a previously approved course, with the period of renewal expiring  
87 after one (1) year.

88 (14) Fees, up to the limits specified herein, shall be  
89 established by the Mississippi Real Estate Commission.

90 (15) The fees in subsections (1) and (2) of this section  
91 shall stand repealed from and after July 1, 2025.

92 **SECTION 2.** During fiscal year 2024, the State Fiscal Officer  
93 shall transfer the sum of One Hundred Twenty Thousand Dollars  
94 (\$120,000.00) from the Real Estate License Fund (Fund No.



95 3383200000) to the Real Estate Appraiser License Fund (Fund No.  
96 3383700000).

97           **SECTION 3**. This act shall take effect and be in force from  
98 and after July 1, 2023.

