

By: Senator(s) Michel

To: Appropriations

SENATE BILL NO. 2086

1 AN ACT TO AMEND SECTION 73-35-17, MISSISSIPPI CODE OF 1972,
2 TO DELETE THE REPEALER FOR CERTAIN APPLICATION AND LICENSURE FEES;
3 AND FOR RELATED PURPOSES.

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

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

7 73-35-17. (1) A fee not to exceed One Hundred Dollars
8 (\$100.00) shall accompany an application for a real estate
9 broker's license, and in the event that the applicant successfully
10 passes the examination, no additional fee shall be required for
11 the issuance of a license for a one-year period; provided, that if
12 an applicant fails to pass the examination, he may be eligible to
13 take the next or succeeding examination without the payment of an
14 additional fee. In the event a contract testing service is
15 utilized, the fee associated with administering the test shall be
16 collected by the testing provider and the application fee for any
17 real estate license shall be collected by the commission.



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

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

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



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

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

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

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

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

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



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

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

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

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

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

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SECTION 2. This act shall take effect and be in force from and after July 1, 2025.

