



# Real Estate Bulletin

DEPARTMENT OF REAL ESTATE

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**Real Estate Commissioner  
Douglas R. McCauley**

## Commissioner's Update

A high priority for The Department of Real Estate (DRE) is to view issues and programs with a focus on equity. To achieve Governor Gavin Newsom's vision of a "California for All," it is crucial for DRE to work toward providing opportunity for all Californians. Accordingly, DRE is placing an emphasis on first-time homebuyers, as homeownership represents the greatest pathway to wealth-building, yet so many Californians are not able to take advantage of that opportunity.

It is no secret that buying a home is usually the largest investment a consumer will make. These transactions are especially foundational because access to quality housing has a dramatic impact on other parts of one's life, including health, education, and employment.

Equity in homes makes up about 60% of the wealth for most families, according to the US Census Bureau. But a recent study from the National Association of Realtors revealed that the homeownership rate for White Americans in 2021 was 72.7%, but the rate for Black Americans was 44%; the rate for Asian Americans was 62.8% and for Hispanic Americans it was 50.6%.

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## Changes to Pre-License Education Course Requirements Take Effect January 1, 2024

On September 23, 2022, Governor Gavin Newsom signed Senate Bill 1495 (SB 1495), which makes changes to the course content required of the real estate practice course. These new requirements apply to individuals who submit an application to take the real estate salesperson or broker examination starting on or after January 1, 2024.

Currently, all applicants for the salesperson or broker examination must complete a three semester or four quarter unit equivalent course in real estate practice as part of the requirements to qualify for the examination. Beginning January 1, 2024, all applicants for the real estate salesperson or broker examination will need to complete a revised statutory/pre-license course in real estate practice, containing the following content:

- A component on implicit bias, including education regarding the impact of implicit bias, explicit bias, and systemic bias on consumers, the historical and social impacts of those biases, and actionable steps students can take to recognize and address their own implicit biases; and
- A component on federal and state fair housing laws as those laws apply to the practice of real estate. The fair housing component shall include an interactive participatory component, during which the applicant shall role play as both a consumer and real estate professional

Individuals who had previously qualified for licensure, and their license and associated renewal rights have subsequently expired, will need to complete another real estate practice course that is SB 1495 compliant should they submit a new exam application on or after January 1, 2024.

Also, individuals who take the current pre-license course, but wait until after January 1, 2024 to apply for their exam, will first have to complete the revised pre-license course.

Learn more about the new SB 1495 requirements, and search for approved statutory/pre-license courses in the "Examinees" section on the [DRE website](https://www.dre.ca.gov). ■