

From: [Sunset Advisory Commission](#)
To: [Janet Wood](#)
Subject: FW: Public Input Form for Agencies Under Review (Public/After Publication)
Date: Wednesday, October 31, 2018 4:30:26 PM

-----Original Message-----

From: sunset@sunset.texas.gov <sunset@sunset.texas.gov> On Behalf Of Texas Sunset Commission
Sent: Wednesday, October 31, 2018 2:29 PM
To: Sunset Advisory Commission <Sunset@sunset.texas.gov>
Subject: Public Input Form for Agencies Under Review (Public/After Publication)

Agency: TEXAS REAL ESTATE COMMISSION

First Name: John

Last Name: Davis

Title:

Organization you are affiliated with: Consumer investigator

Email:

City: Fort Worth

State: Texas

Your Comments About the Staff Report, Including Recommendations Supported or Opposed:

In 2007 the legislature passed a law that says no online course can go beyond 24 hrs.

In 2015 the Real Estate commission required as of 2016 require remedial exam course be required if someone fails the exam by the 3rd time The SAE course required is at a range of \$300 to \$700 and Texas and 8 states mandate it and has no reason for someone at all.

Some CE courses are in classroom and would be wise to be all allowed to be done online as it is done in the majority of states.

In 2017 the real estate commission started to require proctor for the pre license for all 6 sections if done online or in classroom along with the SAE.

It has added extra expenses and unnecessary waste of time that could be focus on becoming a real estate agent or broker and wastes 1st year agents time and loses money to find a proctor for SAE.

Reducing pre license real estate agent course hrs to 60 to 90 from 180 hrs and brokers from 270 hrs to 130 hrs would reduce costs and increase agents.

Ending pre license course exemptions for college graduates and require they take the required courses to be a broker and agent as the majority of the country to reduce problems Reducing licenses fees.

Expand current license centers and permit more testing vendors.

Requiring lawyers not real estate experts to take license course.

Require to recognize non texas licenses.

Any Alternative or New Recommendations on This Agency:

I recommend that the 2007 law on going beyond 24 hrs be repealed as people are capable to take as long as they want.

I recommend that the 2015 real estate commission rule on remedial be repealed because only 1 provider does it is the CE express and the cost is about \$249.

I recommend that the SAE be repealed and the courses be taken separately and would reduce costs and be allowed online.

All CE Courses be allowed online and would also be cheaper.

I recommend the end to required proctor in its entirety as it has not helped and has harmed and stresses out people with a burden rule.

I recommend that credit hrs for pre license for both broker and agent with a 30 days notice.

I recommend that those with a degree and already into real estate be exempted from the pre-license course and if they later leave the industry and license lapses then the person be required to take pre-license after the current 2 year rule. Those already license as agents with college degrees and want to be brokers would be required to take the broker pre license courses. This rule would take effect in 2 months after the rule takes effect.

Current license fees is about \$235 and reduce the fee to \$100 and Texas A&M is to no longer receive its \$25 fee.

Currently pearson vue is the only license vendor in the state and had very little locations to test people.

I recommend that PSI and other testing vendors be included as an approved vendor as it can expand centers into more texas counties including smaller locations saving people time and money.

Reducing incompetency for Lawyers by requiring lawyers not involved as a real estate lawyer either become real estate attorneys or take a real estate course and meet the same requirements as non lawyers to be involved in Real Estate including taking classes.

I recommend that Texas Real Estate commission recognize non texas real estate broker and agent licenses via reciprocity or require such agents and brokers take a state portion of pre license real estate course and take the appropriate state portion exam in English.

My Comment Will Be Made Public: I agree

From: [Sunset Advisory Commission](#)
To: [Janet Wood](#)
Subject: FW: Public Input Form for Agencies Under Review (Public/After Publication)
Date: Tuesday, October 16, 2018 8:06:11 AM

-----Original Message-----

From: sunset@sunset.texas.gov <sunset@sunset.texas.gov> On Behalf Of Texas Sunset Commission
Sent: Monday, October 15, 2018 6:22 PM
To: Sunset Advisory Commission <Sunset@sunset.texas.gov>
Subject: Public Input Form for Agencies Under Review (Public/After Publication)

Agency: TEXAS REAL ESTATE COMMISSION

First Name: John

Last Name: Davis

Title:

Organization you are affiliated with:

Email:

City: Fort Worth

State: Texas

Your Comments About the Staff Report, Including Recommendations Supported or

Opposed: I am writing to you that the policies adopted by the Real Estate commission are a large burden and high cost. I wanted to get a Texas Real estate license but due to many policies they adopted including the Proctor, remedial, extreme high credit hrs for pre license and high fees of \$200 caused me to rethink my ideas and decided to not pursue a real estate. Other reason is the fact they require a in class CE course while in other states have gone into online CE. I believe those on that Real Estate Commission have pursued their dream from 15 yrs ago to over 40 yrs ago and their current policy is the reason in the next few years when many Brokers and Agents Start to retire or die off the current policies they have will lead to a extreme shortage of Real Estate agents and Brokers. Because of their wacky policy I am going to be moving to Florida where their CE is not all classroom and the pre license hrs of 63 is reasonable.

Any Alternative or New Recommendations on This Agency: I am recommending that the Texas Real Estate be reformed in the following ways. 1 Reduce all pre license hrs to bewteen 60 and 90 hrs. 2. Repeal the September 2017 rule of Proctor for Pre-License and 1st year SAE. 3. Repeal the January 2016 License Exam Remedial rule. 4. Reduce the license application fee to between \$90 and \$110 from \$205. 5. Permit all CE courses to be done online for cost reduction as current system cost as high as \$400. 6. Recognize as many non Texas Real Estate license via Reciprocity. 6. Abolish the SAE (Sales Apprentice Education) as Texas is a tiny number of states that require it and has no meaning what at all. I am recommending this because a valuable industry needs to be saved from its own members and the commission with its current members are in fact the ones destroying it. I am not calling for the end to the Real Estate Commission. I am calling for its authority on issuing new policy on a 10 year ban. They can still for 10 years handle everything else beyond issuing new rules and new policies. I am in fact recommending these 6 ideas to be put in place with a 1 month notice.

My Comment Will Be Made Public: I agree