

STATE OF NEW HAMPSHIRE
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
REAL ESTATE COMMISSION

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STANDING ORDER

Order on Post-Licensing Courses Offered Asynchronously by New England Real Estate Academy

The NH Real Estate Commission (“Commission”) is on notice that several post-licensure courses offered asynchronously by New England Real Estate Academy were mistakenly approved by the Office of Professional Licensure and Certification through its Board Administrator assigned to the Commission at the time (“OPLC”) in contravention to N.H. Code Admin. R. REA 302.03(b)(3)¹. Such mistakenly approved courses are as follows:

- a. PE2286 – Purchase and Sales Contracts (Valid 6/22/2022 – 6/22/2024);
- b. PE2287 – Code of Ethics for NH Licensees (Valid 6/22/2022 – 6/22/2024);
- c. PE2289 – Seller Due Diligence (Valid 7/7/2022 – 7/7/2024);
- d. PE2291 – Conducting Open Houses & Developing a Safety Plan (Valid 7/19/2022 – 7/19/2024);
- e. PE2302 – Introduction to Commercial Real Estate Basics (Valid 9/8/2022 – 9/8/2024);
- f. PLO1886 – Fair Housing in NH (Valid 6/22/2022 – 6/22/2024);
- g. PLO1887 – Financial in Real Estate (Valid 6/22/2022 – 6/22/2024);
- h. PLO1888 – 1031 Tax Deferred Exchanges (Valid 6/22/2022 – 6/22/2024).

The Commission recognizes that such inadvertence or mistake on the part of the OPLC and the subsequent revocation of course approval could lead to a hardship for licensees who have taken such courses in reasonable reliance on the approval status. The Commission further understands and recognizes there are twelve (12) licensees currently enrolled in these courses.

In consideration of such, the Commission hereby finds good cause necessary to waive its administrative rules under N.H. Code Admin. R. PLC 211 to the extent necessary and provide for a limited exemption from Rea 302.03 (b)(3) as follows:

1. All licensees who have previously taken these courses shall be able to claim the credits from these courses as part of their post-licensing renewal process and will not be subject to license revocation due to OPLC having approved such courses by mistake or inadvertence.
2. The 12 licensees currently enrolled shall, upon completion of the course(s), be able to claim the credits from these courses as part of their post-licensing renewal process and will not be subject to license revocation due to OPLC having approved such courses by mistake or inadvertence.

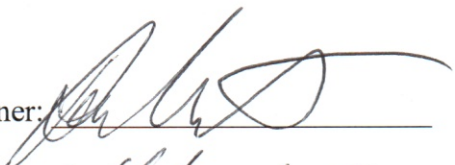
¹ Rea 302.03 Required Post-Licensing Continuing Education Course Learning Objectives. (b) Courses for each of the 4 required topics shall: (3) Be taught either in-class or by internet live-class, pursuant to the following:
a. Real-time internet live-class shall: 1. Have live video and audio feeds of all participants that will allow real time visualization, instructor monitoring, and communication among all participants; 2. Be equal to one credit hour for each hour of real-time internet live-class for an attendee who was present by video and audio throughout the hour(s); and 3. Allow the students to view a live video stream of the instructor unless the instructor is presenting instructional material through a shared screen presentation.

3. New England Real Estate Academy may renew such courses, but only in a synchronous manner, and only as long as such courses are coded with different course numbers than those courses noted above.

The Standing Order shall take effect on October 15, 2024, and shall remain in effect until terminated by operation of law or the Real Estate Commission votes to rescind the Order.

By Order of the Commission:

Date: 10/15/24

Commissioner: 
SARAH VALENTINE
CHAIR, NAREC