**A** **BILL**

TO AMEND SECTION 40‑57‑130, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO LICENSE RENEWALS FOR REAL ESTATE BROKERS AND SALESMEN, SO AS TO REQUIRE A CRIMINAL BACKGROUND CHECK FROM A SOURCE APPROVED BY THE DEPARTMENT OF LABOR, LICENSING AND REGULATION; AND BY ADDING SECTION 40‑57‑245 SO AS TO REQUIRE THAT THE DEPARTMENT ASSIGN ONE INVESTIGATOR FOR EVERY TWO THOUSAND FIVE HUNDRED LICENSEES TO ENSURE COMPLAINTS ARE PROCESSED AND CONSIDERED IN AN EXPEDITIOUS MANNER.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Section 40‑57‑130(A) of the 1976 Code is amended to read:

“(A) As a condition of active license renewal, a broker or salesman shall provide proof of:

(1) satisfactory completion biennially of eight hours of continuing education in courses approved by the department and taught by instructors approved by the department. The eight hours shall include a minimum of two hours of instruction in current federal and state law affecting brokers and salesmen; and

(2) a clear criminal background check from a source approved by the commission.”

SECTION 2. Chapter 57, Title 40 of the 1976 Code is amended by adding:

“Section 40‑57‑245. The department must assign one investigator for every two thousand five hundred licensees to ensure that complaints are processed and considered in an expeditious manner.”

SECTION 3. This act takes effect upon approval by the Governor.

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