

Rule A. LICENSE QUALIFICATIONS, APPLICATIONS AND EXAMINATIONS

A-27. EMPLOYING BROKER QUALIFICATIONS

IN ADDITION TO THE REQUIREMENTS PRESCRIBED IN SECTIONS 12-61-103(6)(C)(I) AND (II), C.R.S., AND PURSUANT TO SECTION 12-61-103(6)(C)(III), C.R.S., A BROKER THAT DID NOT HOLD A CURRENT AND VALID BROKER'S LICENSE ON DECEMBER 31, 1996, MUST NOT ACT AS AN EMPLOYING BROKER WITHOUT FIRST DEMONSTRATING THE FOLLOWING EXPERIENCE AND KNOWLEDGE:

- A) A BROKER THAT WAS ISSUED AN EMPLOYING BROKER LEVEL LICENSE PRIOR TO JULY 1, 2017, WILL HAVE SATISFIED THE EMPLOYING BROKER EXPERIENCE AND KNOWLEDGE REQUIREMENTS BY FULFILLING ONE OF THE FOLLOWING:**
 - 1. THE BROKER MUST HAVE HELD AN ACTIVE EMPLOYING BROKER LEVEL LICENSE FOR AT LEAST TWO (2) YEARS WITHIN THE FIVE (5) YEAR PERIOD IMMEDIATELY PRECEDING JANUARY 1, 2019.**
 - 2. THE BROKER MUST SUCCESSFULLY COMPLETE THE EMPLOYING BROKER REFRESHER COURSE.**
 - 3. THE BROKER MEETS THE EXPERIENCE REQUIREMENTS AS PRESCRIBED IN SUBSECTION C OF THIS RULE.**

- B) EACH APPLICANT FOR AN EMPLOYING BROKER LEVEL LICENSE THAT APPLIES ON OR AFTER JULY 1, 2017, MUST SUBMIT EVIDENCE SATISFACTORY TO THE COMMISSION THAT THE APPLICANT HAS PRACTICED AS AN ACTIVE LICENSED BROKER, AS APPROPRIATE TO THE BROKER'S AREA OF SUPERVISION, FOR AT LEAST TWO (2) YEARS WITHIN THE FIVE (5) YEAR PERIOD IMMEDIATELY PRECEDING THE DATE OF APPLICATION; AND**

- C) THE EVIDENCE MUST ALSO DEMONSTRATE THAT THE APPLICANT'S EXPERIENCE AS A LICENSED BROKER, AS APPROPRIATE TO THE BROKER'S AREA OF SUPERVISION, QUALIFIES THE APPLICANT FOR A TOTAL OF AT LEAST FIFTY (50) POINTS HAVING ACCUMULATED WITHIN THE FIVE (5) YEAR PERIOD IMMEDIATELY PRECEDING THE DATE OF APPLICATION, BASED ON THE FOLLOWING POINT SYSTEM:**
 - 1. EACH FULL YEAR THAT THE APPLICANT HAS PRACTICED AS AN EMPLOYING BROKER IS WORTH TEN (10) POINTS.**
 - 2. EACH FULL YEAR THAT THE APPLICANT WAS DELEGATED SUPERVISORY AUTHORITY FROM AN EMPLOYING BROKER THAT INCLUDED RESPONSIBILITY FOR ENSURING COMPLIANCE WITH THE COMMISSION STATUTES AND RULES, AND THAT ENSURED RESPONSIBILITY FOR THE BROKERAGE (EXCLUDING ANY MENTORSHIP) IS WORTH FIVE (5) POINTS. (A COPY OF THE DETAILED EXECUTED DELEGATION OF AUTHORITY MUST BE INCLUDED.)**
 - 3. EACH HOUR OF A CONTINUING EDUCATION APPROVED AND DESIGNATED EDUCATIONAL COURSE IN THE BROKER'S AREA OF EXPERTISE COMPLETED AFTER JUNE 30, 2017, IS WORTH ONE (1) POINT. (THIS EDUCATIONAL POINT CATEGORY CANNOT EXCEED TWENTY (20) POINTS.)**

4. EACH COMPLETED OR CLOSED RESIDENTIAL SALES TRANSACTION IS WORTH THREE (3) POINTS.
 5. EACH COMPLETED OR CLOSED COMMERCIAL SALES TRANSACTION IS WORTH SIX (6) POINTS.
 6. EACH COMPLETED OR CLOSED VACANT LAND SALES TRANSACTION IS WORTH SIX (6) POINTS.
 7. EACH COMMERCIAL PROPERTY MANAGEMENT AGREEMENT IS WORTH FOUR (4) POINTS.
 8. EACH RESIDENTIAL PROPERTY MANAGEMENT AGREEMENT IS WORTH TWO (2) POINTS.
 9. EACH COMMERCIAL LEASE CONTRACT IS WORTH TWO (2) POINTS.
 10. EACH RESIDENTIAL LEASE CONTRACT IS WORTH ONE (1) POINT.
 11. EACH COMPLETED OR CLOSED TIME SHARE SALES TRANSACTION IS WORTH TWO (2) POINTS.
- D) THE APPLICANT MUST COMPLETE THE COMMISSION CREATED EMPLOYING BROKER EXPERIENCE AND KNOWLEDGE WORKSHEET AND SUBMIT THE WORKSHEET AND SUPPORTING DOCUMENTS WITH THE APPLICATION FOR AN EMPLOYING BROKER LEVEL LICENSE. AN APPLICATION IS DEEMED COMPLETE AT THE TIME ALL REQUIRED SUPPORTING DOCUMENTS AND FEES ARE RECEIVED BY THE DIVISION.