



BOUNDARY LINES

THE OFFICIAL LOUISIANA REAL ESTATE COMMISSION NEWSLETTER

INSIDE THIS ISSUE

2026 RENEWAL INFORMATION	2
ANNUAL RENEWAL PERIOD FAQs	3
EXPLORING THE INACTIVE LICENSE STATUS	4
2025 MANDATORY COURSE TOPIC & CONTINUING EDUCATION	5
LREC FORMS DATABASE	6
LREAB USPAP REGISTRATION	8

COMMISSION MEETING SCHEDULE

AUGUST 21, 2025
SEPTEMBER 18, 2025
OCTOBER 16, 2025
NOVEMBER 20, 2025
DECEMBER 18, 2025

UPCOMING CLOSURES

Labor Day (September 1)

RENEWAL PERIOD

August 1 - December 31

TIME
TO
RENEW

Renewals Open August 1!

Chairman's Corner



2026 License Renewal Period: Here's Everything You Need to Know

The 2026 license renewal season is quickly approaching, and the LREC team is here to assist you throughout the renewal process!

As you already know, the LREC annual renewal period has seen some significant changes in accordance with Act 193 of the 2021 Regular Legislative Session. As a result of the legislative update, the LREC renewal period now recognizes the creation of timely and delinquent renewal periods. These changes encourage licensees to complete renewals early, alleviating the stress of last-minute renewals during the busy holiday season.

2026 Renewal Periods and Deadlines

On-Time Renewals: August 1 through September 30

First Delinquent Renewal Period: October 1 through November 15 (\$50 delinquent fee for active and inactive licensees)

Second Delinquent Renewal Period: November 16 through

December 31 (\$50 delinquent fee for inactive licensees; \$200 delinquent fee for active licensees)

It is crucial to note that all licensees, whether active or inactive, must renew their licenses by the December 31 deadline.

How to Renew Your License

Licenses can be renewed either online or by paper submission. For more details on the renewal process, visit the [LREC Renewal FAQ page](#) or refer to page 2 of this issue of Boundary Lines.

Important Note

Please note: Current licensees do not need to complete the fingerprint-based criminal history review (background check) in order to renew their license. This process is only for initial license applicants AND current salespersons upgrading to a broker license.

Sincerely,

Joseph Pappalardo, Jr.,
Chairman

Licensing, Education, & More



Mark Your Calendar: LREC Annual Renewal Period Begins August 1!

It's almost that time of year again - **license renewal season** is right around the corner! Starting **August 1, 2025**, the Louisiana Real Estate Commission (LREC) will open the annual renewal period for all **active and inactive licensees** to renew their license, certification, or registration. All licenses must be renewed by December 31, 2025.

Renewing is easy, with **two convenient ways** to do it:

Option 1: Online Renewal

The online renewal process is simple, secure, and convenient. Follow these steps to renew online and pay via credit card or ACH through our secure processing system:

- Log on to the MyLREC portal at www.portal.lrec.gov.
- Select "Renew License" from the sidebar.
- If you have more than one individual license, click "View" next to the license you are renewing on the portal homepage to see the sidebar option to renew.

Important: Individual broker licenses and broker company licenses are two separate licenses and each requires renewal. Links to renew will be found in the MyLREC Portal for each license. You must log in to both MyLREC Portals to complete the separate license renewals.

Option 2: Paper Submission

If you prefer to renew by paper submission, follow these steps:

- Log on to the MyLREC portal at www.portal.lrec.gov.
- Select "Renew License" from the sidebar.
- Choose the option to print a paper renewal. This will allow you to access your personalized paper renewal form.

To expedite the processing of your renewal and the issuance of your license, certificate, or registration, the LREC recommends that you take advantage of the online renewal process. For any questions or assistance, please visit our website or contact us at info@lrec.gov.

License Renewal Period Timeline

- **On-Time Renewals:**
August 1 through September 30
- **First Delinquent Period:** *October 1 through November 15 (subject to \$50 delinquent fee)*
- **Second Delinquent Period:** *November 16 through December 31 (subject to \$200 delinquent fee)*



2025 Annual Renewal Period FAQs

I have an inactive license. Do I still need to renew it?

Yes. All licenses (active or inactive) must be renewed each year in order to maintain their status.

What happens if I do not renew my license on or before September 30?

Failure to renew your license during the timely renewal period (August 1 – September 30) will result in a delinquent fee when renewing between October 1 – December 31.

What happens if I do not renew my license on or before December 31?

Failure to renew your license by December 31 will result in expiration of your license.

What happens if my license expires?

Licensees or registrants who fail to delinquently renew a license or registration by December 31 forfeit their renewal rights, and the former licensees or registrants shall be required to apply as an initial applicant and meet all requirements of an initial applicant.

Do I have to complete my required continuing education before I renew my license?

No. All licensees renewing in the active status shall complete the 12-hour continuing education requirement, including mandatory course hours, on or before December 31. You may renew your license prior to completing the education requirement. However, failure to complete your required education by December 31 will be considered a violation of LREC law and rules, and you will be subject to the annual continuing education audit and a fine.

I just got licensed. Do I need to renew my license?

Yes. All licenses must be renewed by December 31 to avoid expiration.

If your license was issued January 1 to August 31 you must renew prior to September 30 to avoid delinquent renewal fees.

If your license was issued on or after September 1, you must renew no later than December 31, but you will not be subject to any delinquent fees.

[Click here](#) for more frequently asked questions.



Update Your Contact Info Ahead of Renewal Season



Staying informed starts with keeping your contact information current! Log in to your **MyLREC Portal** and use the “Update Contact Information” option in the sidebar to review and update your email, mailing address, and phone number. Accurate contact details ensure you don’t miss important notices, including renewal reminders.

Ensuring your contact info is up-to-date is not only a LREC-mandate, but essential to receiving timely communication during renewal season.

Learn more about updating your contact info in our latest blog.

Considering a Break from Real Estate? Let's Explore the Inactive Status.

Are you considering taking a break from your real estate career? Whether it's for personal reasons like travel or family commitments, or to explore other career opportunities, transferring your license to inactive status offers numerous benefits compared to letting it expire.

The Advantages of Inactive Status

Transferring your license to inactive status is like hitting the pause button on your real estate career. While you won't be actively practicing or earning referral fees, your license remains intact. This means that when you're ready to return to real estate, you won't have to retake exams or undergo background checks. You can simply reactivate your license and complete any necessary education to get back to work. Please see [La. R.S. 37:1437.3](#) for additional details.

How to Transfer to Inactive Status

The process to transfer to inactive status is straightforward:

If you want immediate inactive status, fill out the [Transfer License to Inactive Status form](#) and submit it to the LREC office along with any applicable fees. Once inactive, you must still renew the inactive license for the coming year.

If you prefer to go inactive starting January 1st of the renewal year, indicate your preference using Section E of the paper renewal form during the renewal process. This form can be found in your [MyLREC Portal](#).

Benefits of Inactive Status

One of the significant perks of being inactive is the freedom from continuing education requirements or the need for Errors and Omissions insurance. Renewing an inactive license doesn't demand the same obligations as an active one, making the process smoother and more flexible. However, licensees who choose to complete the required annual CE while in the inactive status may accumulate those hours and become eligible to reactivate their license at any time, provided they submit the appropriate form and fees. Plus, maintaining an inactive license ensures you retain your professional qualifications without the burden of meeting active status requirements.

Annual Renewal Requirement

It's crucial to note that even as an inactive licensee, you must renew your license each year during the annual renewal period. By doing so, you preserve your professional options and maintain the flexibility to return to the industry whenever you're ready.

Rather than allowing your license to lapse, consider the advantages of inactive status. By choosing to go inactive, you're not closing doors but rather preserving your professional opportunities while taking a temporary hiatus from the real estate industry. This approach ensures you can seamlessly return to your career without the hassle of reapplying from scratch.

Got questions or need assistance? Visit the LREC online at www.lrec.gov or contact us via email at info@lrec.gov.



IMPORTANT THINGS TO KNOW...

- Inactive licensees are required to renew their inactive license on an annual basis by filing the required renewal application and paying the inactive renewal fee.
- Terminating sponsorship does not make your license inactive. You must submit the required form and applicable fees to transfer to the inactive status.
- Working in "referrals only" does not make your license inactive. Licensees must maintain an active license to work in referrals and be compensated.

2025 Mandatory Course Topic & Continuing Education Requirements

The LREC has announced the mandatory continuing education course topic for 2025: **Navigating the New Normal**. All active-status licensees must complete 12 hours of approved continuing education each year, including the LREC-mandated course, by December 31.

Mandatory course topics must be completed through an LREC-certified real estate vendor as part of the 12-hour continuing education requirement. When scheduling your courses, be sure to specifically request the 2025 LREC Mandatory Course to ensure compliance.

Failure to meet the continuing education deadline is a violation of LREC law and rules and shall result in a fine citation. Stay compliant and complete your coursework on time.

Let's take a closer look at the mandatory course for 2025:

2025 Mandatory – Navigating the New Normal: This course must be taken by both salespersons and brokers renewing in the active status.

Topics of discussion for the 2025 Mandatory Course include:

- Current legal issues; agency and licensee duties; buyer agreements; resources, references, and more.

2025 Mandatory Commercial Alternative – The Appraisal Process: This course may be taken by both salespersons and brokers as a substitution for the 2025 Mandatory.

There is NO broker specific mandatory course requirement in 2025.

To further assist you, we encourage all licensees to plan their continuing education activities well in advance. Procrastination can lead to unnecessary stress and potential non-compliance issues. Taking a proactive approach not only ensures you meet the requirements but also allows you to fully benefit from the educational opportunities available.

We're here to support you every step of the way. For more information on approved vendors and course offerings, please visit the LREC website or contact our Education Division directly.

REMINDER: All education must be completed through an approved LREC-certified real estate vendor on or before December 31.

Click [here](#) to view a list of CE vendors on the LREC website.



Stay Current: Use Forms Directly from LREC Website



The Right Form Makes All the Difference

When submitting forms to the Louisiana Real Estate Commission, make sure you're using the most up-to-date version by downloading directly from the LREC website. Forms are periodically revised to reflect regulatory changes, streamline processing, or improve clarity.

Submitting outdated forms can delay processing and may require you to resubmit your request using the correct version, costing you time and effort.

Save time and visit www.lrec.gov each time you need a form to ensure you're using the latest version.

Thank You for Your Feedback on LREC Mandatory Forms

The LREC would like to extend a sincere **THANK YOU** to all licensees who took the time to submit suggestions for improving the mandatory forms. Your feedback is valuable and helps ensure our forms remain clear, relevant, and effective for the real estate industry.

The LREC Forms Committee meets every other year to review and revise these forms. Later this year, the committee will begin working through the suggestions received as part of the next update cycle.

Your input drives positive change - thank you for being part of the process!

**THANK
YOU!**

Compliance Desk



The Regulatory Compliance Division issued 1,005 citations from January 2, 2025, to June 27, 2025. The list below outlines the specific violations cited:

<u>LAW/RULE</u>	<u>VIOLATION</u>	<u>NO.</u>
La. R.S. 37:1437(C)(5)(a)	Failure to complete (12) hours of annual continuing education	824
La. R.S. 37:1437(C)(1)(c);(C)(4)(b)	Failure to complete 45 post-license education hours within 180 days of licensure	147
La. R.S. 37:1449	Broker to insure provision of contract; retention of records	1
La. R.S. 37:1455(A)(21)	Disclosure; failure to provide agency disclosure pamphlet or dual agency form	1
LAC 46:LXVII.705(A)	Returned checks; Insufficient Funds	17
LAC 46:LXVII.2501(B)	Failure to supervise licensees advertising	2
LAC 46:LXVII.2507	Advertisements of Residential Property	1
LAC 46:LXVII.2509	Advertisements by Franchise Organizations	1
LAC 46:LXVII.2515	Internet Advertising	2
LAC 46:LXVII.2603	Management Authorization	1
LAC 46:LXVII.2701	Escrow and Trust Accounts: Resident Broker Requirements	1
LAC 46:LXVII.2715	Escrow and Trust Accounts: Withdrawal	2
LAC 46:LXVII.2717(A)	Failure to deposit client funds in the appropriate account	2
LAC 46:LXVII.3900	Purchase Agreement Forms	2
LAC 46:LXVII.3905	Transactions; annotations	1



I Received an Audit Notice. What Should I Do?

The Commission routinely conducts audits of all continuing education and post-licensing education records. The audits identify licensees that failed to timely and/or fully complete 12 hours of continuing education (continuing education audit) or licensees that failed to timely complete 45 hours of post-licensing education within 180 days after their initial/upgraded license date (post-license education audit).

What to do if you receive an audit notice

Carefully review your education transcript via the MyLREC Portal prior to contacting the Commission. Additionally, licensees who receive an audit notice must fully comply with the order by the dates listed on the notice to avoid additional disciplinary actions.

USPAP Course Registration Now Open for Appraisers

USPAP REGISTRATION NOW OPEN!

2025 UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

Earn 8 Hours of Appraiser Continuing Education

7 Hours USPAP and 1 Hour Louisiana Law and Rules Update

All sessions will be hosted from 8:00 a.m. to 5:00 p.m.

Lafayette

Wednesday, September 10

DoubleTree by Hilton

1521 West Pinhook Road

Lafayette, LA 70808

Baton Rouge

Thursday, September 25

Baton Rouge Marriott

5500 Hilton Avenue

Baton Rouge, LA 70808

REGISTER HERE!



Course Cost: \$175.00; includes the 2024-25 USPAP Book, Student Manual, and Reference Manual
Instructor: W. Ross Shuffield, Jr.

Find us on 

Connect with LREC on social media!

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