



# BOUNDARY LINES

THE OFFICIAL LOUISIANA REAL ESTATE COMMISSION NEWSLETTER

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## Chairman's Corner



As we move through the year, I want to take a moment to talk about something that impacts every active licensee... continuing education. It's one of those responsibilities that can be easy to put off, but it plays a critical role in keeping you compliant and prepared in an ever-evolving industry.

just to meet a requirement, but to strengthen your knowledge in key areas that directly impact your daily work.

I understand how busy things can get. It's easy to push continuing education to the end of the year, but waiting too long can create unnecessary stress and increase the risk of missing the deadline. Failing to complete your education by December 31 is a violation of Commission law and rules, and will result in a fine citation.

That's why I encourage you to take a proactive approach. Plan your courses early, spread them out if needed, and give yourself the time to fully engage with the material. Continuing education is more than a requirement, it's an opportunity to grow, stay informed, and better serve in your role as a real estate professional.

Please know that the Commission is here to support you. If you have questions about approved vendors or course offerings, I encourage you to visit the Commission's website or reach out to our Education Division for assistance.

*Synde Devillier*

**Synde Devillier,  
Chairman**

Each year, all licensees renewing in active status are required to complete 12 hours of approved continuing education by December 31. This includes any course(s) mandated by the Commission, which must be taken through an LREC-certified vendor. When you are scheduling your courses, I encourage you to be intentional and confirm that you are enrolled in the correct mandatory course(s) to meet this requirement.

For 2026, the mandatory courses are:

- **2026 Mandatory** - Transparency, Technology, and Trust (this course must be taken by BOTH salespersons and brokers renewing in the active status)
- **2026 Broker Mandatory** - Broker Leadership & Compliance (this course must be taken by brokers and associate brokers renewing in the active status)

These courses are designed not

### COMMISSION MEETING SCHEDULE

**MAY 28, 2026**  
**JUNE 25, 2026**  
**JULY 16, 2026**

### UPCOMING CLOSURES

*Memorial Day (May 25)*  
*Juneteenth (June 19)*  
*Independence Day (July 3)*  
*Labor Day (September 7)*

### ANNUAL RENEWAL PERIOD

*Begins August 1*

**PLEASE NOTE:** In addition to the 2026 Mandatory, there is also a Broker Mandatory Course that must be completed by all brokers and associate brokers.



**Learn More on Continuing Education**

# Licensing, Education, & More



## Out with the Old, In with the New (Forms)

Spring is a season of fresh starts. That makes it the perfect time to tidy up not only your workspace, but also your business practices. One area that often gets overlooked is your real estate forms.

Outdated forms can slow things down more than expected. Submitting older or incorrect versions can lead to delays, additional follow up, and longer processing times.

### Why It Matters When Working with the Commission

When forms are not current, several issues can arise:

- Required fields or language may be missing.
- Submissions may need corrections and resubmission.
- Processing timelines can be extended as staff may need to reach out for additional information.



Each of these steps adds time that could easily be avoided by starting with the correct documents.

### Go Straight to the Source

The most reliable way to ensure you have the latest forms is to [download them directly from the Commission website](#). This approach helps confirm that your submissions meet current requirements and allows Commission staff to process materials as efficiently as possible.

### A Simple Spring Reset

As part of your spring cleaning routine, take a few moments to review any forms saved on your computer or shared drives. Remove outdated versions and bookmark the Commission's forms page for quick access. Making a habit of downloading fresh copies when needed can prevent unnecessary setbacks.

Accurate and up-to-date forms help keep everything on track. When submissions are complete and current, Commission staff can review and process them without avoidable delays, helping maintain efficiency for everyone involved.



## Review Changes to Mandatory Forms

Visit the Commission's YouTube channel to watch a video highlighting recent changes to the LREC's Mandatory Forms. Secretary Halphen and former Commissioner Rick Roberts walk through key updates and provide helpful insights for licensees.

[Click here](#) to visit the Commission's YouTube channel.

# Understanding the Difference: REALTOR® vs. Real Estate Agent

As a new licensee, it's common to hear the terms *REALTOR®* and *real estate agent* used interchangeably. While they are closely related, they have distinct meanings. Understanding the difference will help you avoid confusion and present yourself professionally while working in the real estate industry.

## What Is a Real Estate Agent?

A **real estate agent** or salesperson is an individual who holds an active real estate license issued by the Louisiana Real Estate Commission. This license allows licensees to assist clients in buying and selling property under the supervision of a licensed broker, and also comes with specific education, renewal, and regulatory requirements established by the Commission.

## What Is a REALTOR®?

A **REALTOR®** is a real estate professional who is also a member of the National Association of REALTORS® (NAR). The term *REALTOR®* is a registered collective membership mark that identifies members of that organization.

While all REALTORS® are licensed real estate agents, not all real estate agents are REALTORS®. Membership in NAR is not mandated by the Commission and comes with additional commitments beyond state licensing.

## Key Differences to Know

- The Louisiana Real Estate Commission **is not** affiliated with the National Association of REALTORS® or local REALTOR® associations.
- The terms *REALTOR®* and *real estate agent* are often used interchangeably; however, they are not the same. Both are licensed to sell real estate, but a REALTOR® is a real estate professional who is a member of NAR.
- REALTOR® is a registered collective membership mark identifying members of NAR. All REALTORS® are real estate agents, but not all real estate agents are REALTORS®.
- REALTORS® are subject to separate education requirements and annual board dues as part of their membership. These obligations are separate from the education and renewal requirements for a real estate license.
- The Commission does not administer REALTOR® membership and cannot assist with questions regarding membership requirements, education, or dues. Licensees should contact their local REALTOR® association for assistance with membership matters.

Using the correct terminology is important. Referring to yourself as a REALTOR® without being an active member of NAR can lead to confusion or potential misrepresentation. Being clear about your status helps build trust with clients and ensures compliance with professional standards.

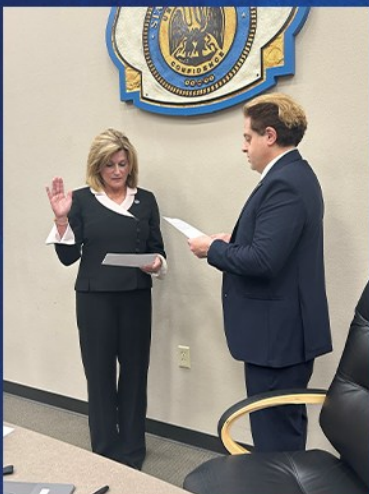
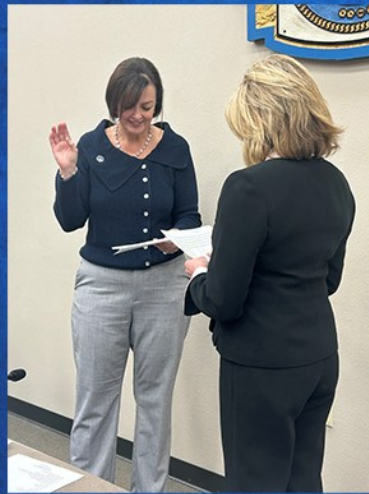
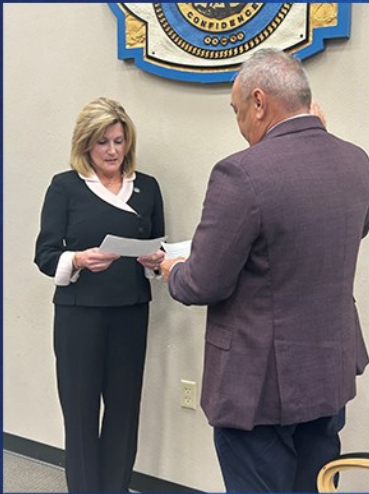


# Meet Your LREC Leadership Team



*(left photo)* During the 2025 December Regular Business Meeting, the Commission elected its officers for 2026. Commissioner Doneva Halphen (left) will serve as Secretary, Commissioner Tony Corner (right) will serve as Vice Chairman, and Commissioner Synde Devillier (center) will serve as Chairman.

*(bottom left photos)* Vice Chairman Corner, Secretary Halphen, and Chairman Devillier take their oath of office at the January Commission meeting.



*(right photo)* Chair Devillier presents Commissioner Pappalardo, Jr. with a plaque commemorating his time as chairman in 2025.



# A Clear Guide to Understanding Post-License & Continuing Education

Keeping up with your real estate license requirements can feel overwhelming at times, especially when it comes to education. Knowing the difference between post-license education and continuing education is key to staying on track and meeting all requirements.

## Post-License Education

Post-license education is a one-time requirement for all initial or upgraded licensees. Within the first 180 days after your initial license date, you must complete the Commission's 45-hour post-license course. This course is designed to strengthen your understanding of the foundational knowledge needed in the real estate profession.

## Continuing Education

Continuing education is an annual requirement that must be completed by December 31 of each year. Licensees are required to complete 12 hours of continuing education each year, which includes any mandatory courses established by the Commission.

This ongoing education helps ensure you remain current with industry standards, laws, and best practices.

## Combining Education Hours

There is some flexibility when it comes to education hours. In the year you complete your post-license education, those hours may count toward a portion of your 12-hour continuing education requirement.

However, post-license education hours cannot be applied toward any mandatory course topics required by the Commission.

## Key Points to Remember

- **Post-License Education** is a one-time, 45-hour requirement that must be completed within the first 180 days of licensure. An exam is required.
- **Continuing Education** is a 12-hour requirement that must be completed each year for license renewal.
- **Combining Hours** is allowed in the year post-license education is completed, but those hours cannot be applied to mandatory course topics.

Staying informed about these requirements can help you avoid delays and keep your license in good standing. A clear understanding of your education obligations sets a strong foundation for long-term success in your real estate career.

## Mark Your Calendar!



## Annual Renewal Period Starts August 1

The Louisiana Real Estate Commission **annual renewal period begins on August 1**. The renewal period for licensees is as follows:

**On-Time Renewals:** August 1 through September 30

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

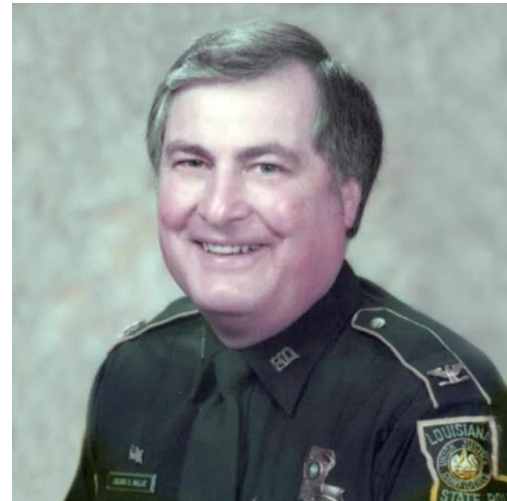
**Second Delinquent Period:** November 16 through December 31 (*subject to \$50 delinquent fee for inactive licensees; \$200 delinquent fee for active licensees*)

# Remembering J.C. Willie's Leadership and Legacy

The Louisiana Real Estate Commission honors the memory of Julius C. (J.C.) Willie, who served as Executive Director from 1992 to 2010. His tenure was marked by steady leadership, a clear vision, and a deep commitment to the work of the Commission.

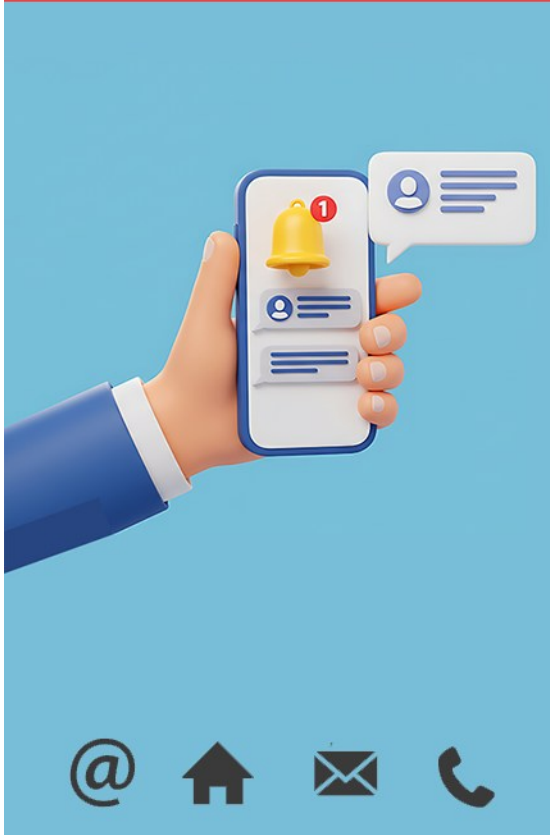
Among his many contributions, J.C. oversaw the construction of the Commission's current office building, a project that stands as a lasting symbol of his dedication. The building was later named in his honor in recognition of his service.

J.C. Willie's legacy continues through the foundation he helped build, and he is remembered with respect and appreciation for his years of leadership and service.



## Update Your Contact Information

Make Sure Your Contact Information is Updated!



The Commission would like to remind all licensees of the importance of keeping your contact information up-to-date. Accurate contact details ensure that you receive timely communication regarding licensing, education, compliance matters, and other essential details.

Chapter 31 of the Commission's rules and regulations **requires all licensees to notify the Commission within ten (10) days of any change in the address or contact information** previously submitted to the Commission. Failure to timely update your contact information is not just an oversight, it's a violation that could result in disciplinary action, including fines.

To avoid potential penalties make sure your email address, phone number, and mailing address are current in your MyLREC Portal. Keeping your information updated is not only a requirement, but essential to receiving timely communication.

### Need to Make an Update?

There are two ways to update your contact information. For quick and easy access, the Commission recommends taking advantage of the [online option via the MyLREC Portal](#). Once logged in, use the left-hand menu to quickly view and edit your address, phone number, and email address.

Another option to update your contact information is by completing the [Change of Address form located on the Commission's website](#).

Stay compliant and don't miss important notices from the Commission.

# Compliance Desk



The Regulatory Compliance Division issued 232 citations from October 1, 2025, to March 27, 2026. The list below outlines the specific violations cited:

<u>LAW/RULE</u>	<u>VIOLATION</u>	<u>NO.</u>
La. R.S. 37:1437(C)(1)(c);(C)(4)(b)	Failure to complete 45 post-license education hours within 180 days of licensure	156
La. R.S. 37:1442(A)(2)	Conducting any activity authorized by the license after the expiration of the license	3
La. R.S. 37:1449(D)	Broker failed to retain records for a period of 5 years	1
La. R.S. 37:1455(A)(21)	Failure to provide agency disclosure pamphlet or dual agency form	8
LAC 46:LXVII.705(A)	Returned checks; Insufficient Funds	50
LAC 46:LXVII.2501(B)	Failure to supervise sponsored licensee advertisements	2
LAC 46:LXVII.2501(D)	Failure to advertise in the name on record with the Commission	2
LAC 46:LXVII.2503(A)	Failure to obtain written authorization from all property owners on their attorney in fact	2
LAC 46:LXVII.2715	Trust Accounts: Deposit violation; Failure to Provide Itemized Statement within 30 days	1
LAC 46:LXVII.3101	Failure to report a change of address, email address, or telephone number within 10 days	2
LAC 46:LXVII.3900(A)	Failure to use the mandatory purchase agreement	1
LAC 46:LXVII.3905	Failure to properly annotate all offers and counter offers	3
LAC 46:LXVII.3907(A)	Failure to provide a copy of the rejected offer within 5 days after signatures are affixed to the document	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.



# Louisiana Real Estate Appraisers Board



## APPRAISAL

# REMINDER: Appraiser License Renewal Period Ending Soon

The Louisiana Real Estate Appraisers Board annual renewal period is currently in the Second Delinquent Period, with the final deadline of June 30, 2026, quickly approaching.

Appraisers who have not yet renewed may still do so online through the MyLREAB Portal OR by paper submission. To help avoid delays, online renewal via the MyLREAB Portal remains the fastest and most efficient option. [Click here](#) to get started.

### Important Renewal Deadlines

For a renewal to have been considered on time, it must have been received or postmarked by December 31, 2025. Submissions received after this date are subjected to the following delinquent fees:

- First Delinquent Period: January 1, 2026 - February 15, 2026 (\$25 delinquent fee)
- Second Delinquent Period: February 16, 2026 - June 30, 2026 (\$100 delinquent fee)

### Do Not Submit Continuing Education Certificates Prior to Renewal

Please note that all appraisers MUST upload all of their education certificates in for online renewals OR submit copies of their education certificates if mailing in a paper renewal, regardless of whether they have previously submitted copies or if they appear in their education transcript. Certificates are required to ensure timely renewal processing and compliance with ASC audits.

For more information about continuing education requirements, [click here](#).

For more information about the Board's Biennial Renewal Period, [click here](#).

Additionally, questions about the continuing education requirements and renewal period can be submitted to appraisal board staff via email at [appraisal@lreab.gov](mailto:appraisal@lreab.gov).

### Please Note: 2026 Mandatory Course Implementation

**As of January 1, 2026**, appraisers must successfully complete a course which meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations Outline, every two years.

- The requirement for appraisers to complete the Valuation Bias and Fair Housing Laws and Regulations course began on January 1, 2026. No appraiser is required to complete it before this date.
- Appraisers whose renewal period ended on 12/31/2025 do not need to take the course prior to renewing. The course must be completed during the 2026-27 license period for the next renewal cycle.
- The first-time course must be 7 hours (plus an exam if completed as part of the qualifying education). Future cycles require at least 4 hours every two years.

**LEARN MORE!**

# USPAP Course Registration Now Open - Act Now to Secure Your Spot

The Louisiana Real Estate Appraisers Board announced [our scheduled Uniform Standards of Professional Appraisal Practice \(USPAP\) courses for 2026](#). These courses provide an essential update for licensed appraisers, ensuring compliance with industry standards and best practices.

## Course Locations and Dates

This year's USPAP courses will be held in four convenient locations across Louisiana. Courses will last from 8:00 a.m. until 5:00 p.m.:

- **Shreveport** – Thursday, May 14, 2026
- **Kenner** – Wednesday, May 20, 2026
- **Lafayette** – Tuesday, September 15, 2026
- **Baton Rouge** – Tuesday, September 22, 2026

## Course Details

- **Registration Fee:** \$175 (includes the 2026-27 Course Material Book Bundle)
- **Registration Requirement:** Online registration is required. No in-person registration will be available on the day of the course.

**Registration Link:** [Click here to register.](#)

For any questions regarding the USPAP courses, please contact Appraisers Board Administrator Allison Burnette at [aburnette@lreab.gov](mailto:aburnette@lreab.gov).

We look forward to seeing you at one of our 2026 USPAP courses!

 **LOUISIANA**  
REAL ESTATE APPRAISERS BOARD

**2026 UNIFORM  
STANDARDS OF  
PROFESSIONAL  
APPRAISAL PRACTICE**

**USPAP  
REGISTRATION  
NOW OPEN**

**INSTRUCTOR: W. ROSS SHUFFIELD, JR.**

**7-Hour  
National USPAP  
Update Course**  
2024-2025 Student Manual



# Notice to Trainee and Upgrading Appraisers

Appraisers who are upgrading their credential must complete the 7-hour Valuation Bias and Fair Housing (VB-FH) course **and pass the required 1-hour exam** in order to meet the Qualifying Education (QE) requirement.

Please note:

- The 1-hour exam is required if you are using the course to upgrade your credential.
- The 7-hour CE course alone does not satisfy QE requirements without the exam.
- The exam must be taken through the same approved education provider that administered the course.
- Both the course and exam must be state-approved.

Failure to complete the required exam may delay the processing of your upgrade application.

[Appraiser Qualifications Board Q&A's](#)



Find us on   
Connect with LREC on social media!

## Commissioners & Contributors

Synde Devillier (Houma)  
Chairman

Tony Cornner (Lake Charles)  
Vice Chairman

Dee Halphen (Madisonville)  
Secretary

Hanna Chustz (Jarreau)  
Commissioner

Paula Duncan (Lafayette)  
Commissioner

Jeff Free (Bossier City)  
Commissioner

Carole Horn (Lafayette)  
Commissioner

Ted Major (Baton Rouge)  
Commissioner

Joe Pappalardo, Jr. (New Orleans)  
Commissioner

Matt Ritchie (Alexandria)  
Commissioner

Gladys Smith-Coward (Monroe)  
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Executive Director