



New York Licensing- Broker

The first step to in obtaining your broker/associate, broker license, is to complete the NYS Brokers 45 Hour Qualifying Course

GCAR's Real Estate Professional Institute is offering:

**The 45 Hour Broker Qualifying Course –
scheduled for Wednesdays & Thursdays 9am -5pm:**

April 12th, 13th, 19th, 20th 26th & 27th 2017

Course fee: \$400, text book included

Location: 451 New Karner Road, Albany, NY 12205

GCAR members: You can register online at www.qcar.com through IMS by [clicking here](#). You can order the text book by calling (518) 464-0191 x15

Online Option: GCAR also offers an online Broker Licensing Course through their education partner The CE Shop. [Click here to be connected to their site to review course details](#). You may begin the online course at any time.

NYS Requirements for Licensing as a Broker are:

- be at least 20 years of age
- complete the Broker's Qualifying course and pass the course exam
- **If you took the 45 hour Salesperson Course, you are required to complete the 30 hour Remedial Course, in addition to the Broker Course, to meet the State's 120-hour education requirement for the broker license.** You can take the Remedial Course before or after the Broker Course.
- pass the NYS broker exam
- have either a minimum of two years experience as a licensed salesperson or three years experience in a related field. (Please check with the NYS Dept. of State as to what constitutes experience and/or a related field at 518-474-4429 or www.dos.state.ny.us)

As of July 1, 2008, the Broker's Requirements have changed. [Click here for more information.](#)

Frequently Asked Questions...

Who needs a license? According to Article 12-A of the Real Property Law, "anyone who negotiates any form of real estate transaction for another and for compensation of any kind in the State of New York" needs a license.

What is the difference between a Broker and a salesperson? A Broker is the owner or corporate officer of the firm. The Broker sponsors, trains, and supervises all the real estate activities of the agents for which he/she is responsible. A salesperson works for and under the direction of the sponsoring Broker.

What happens if I take the course but am not ready to apply for my license? Your course completion certificates are valid for 8 years so if, at the end of the course, you're not ready to apply for your license, you must hold on to your certificates until you are ready. Remember, **the State exam results are valid for two years.**

If I miss a portion of the Qualifying Course what happens? According to the New York Department of State, you must complete 90% of the class time in order to pass the course. In other words, if you miss more than 7.5 hours of the salesperson's class or 4.5 hours of the broker's class, you will automatically fail.

To register for this class

Complete the attached registration form and fax it to: 518-464-0196 Attn.: Debbie

Or:

Call: Debbie Isom, Education Director, at 518-464-0191 x15

Registration Form below...



45 Hour Broker Licensing Course

**April, 2017: 12th, 13th, 19th, 20th & 26th & 27th
Wednesdays & Thursdays, 9:00 am-5:00 pm**

Location: Greater Capital Association of REALTORS® 451 New Karner Rd., Albany 12205

Registrations are not accepted without payment.

Registration is limited. All tuition and fees must be paid in full with this application. If a request for a refund is received in writing **72 hours prior** to the course, a full refund will be granted. No refunds will be granted after the start of the course. NO EXCEPTIONS. **Cancellations MUST be sent to: disom@gcar.com**

Name: _____

Email: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Do you have any disabilities which require special accommodations, including auxiliary aids/services? If so, please list your needs below & let us know a week ahead of time:

List: _____

PHOTO AND VIDEO/AUDIO RECORDING RELEASE I am 18 years of age or older, I hereby give my permission and consent, now and for all time, to the Greater Capital Association of REALTORS® and collaborating third parties to make, reproduce, edit, broadcast or rebroadcast any video film, footage, sound track recordings and photo reproductions of me and/or my narrative account of my experience within said activities, for publication, display, sale or exhibition thereof in promotions, advertising, education and legitimate business uses without any compensation to, and/or claim, by me. I may, or may not be, identified in such reproductions.

Signature of Photo release acceptance: _____ **Date:** _____

Standard offer: Broker's Course including textbook: **\$400.00**

- Text book: '**New York Real Estate For Brokers**, 5th edition' by Marcia Spada

Premium offer: Broker's Course +Textbook + **optional** study guide: **\$428.00**

- Study Guide: '**Cram for the Exam**' by Marcia Spada- your guide to passing the NY Real Estate Salesperson & Broker Exams.

Amount enclosed or authorized: \$_____ (Make check payable to GCAR)

Charge my: () Visa () MC () Discover () Amex

Account #: _____ Expiration date: ____/____

Signature: _____

Call Debbie at: 518-464-0191 x15 with any questions or **email:** disom@gcar.com or **Fax form to:** 518-464-0196