

SLIDE 29 – Real Estate Services

So, who is legally obligated to obtain a real estate license in Florida.

That's exactly what we are going to cover in this section – who does and who does not need a real estate license.

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**Individuals who are required to be licensed**

If you:

- Appraise
- Auction
- Sell
- Exchange
- Rent
- Negotiate

... on behalf of a third party for compensation, or publicly advertise by any oral or printed solicitation, that you are actively engaged in any of the above activities you must be licensed by the DBPR. F.S. 475.01(1)(a)

Real property or real estate means any interest or estate in land, or enterprise or business opportunity, including any assignment, leasehold, sub-leasehold or mineral rights. It does not include a cemetery lot or right of burial in any cemetery; nor does it include the renting of a mobile home lot or recreational vehicle mobile home park or travel park.

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**Individuals who are not required to be licensed – F.S. 475.011**

- A homeowner selling his or her own property
- Anyone acting as an **Attorney in Fact**
- An employee of a public utility, rural electric cooperative, a railroad or state or local government
- A full-time graduate student enrolled in a FREC-approved degree program, appraising at a college or university.
- A salaried employee of an owner, or registered broker for an owner, of an of an apartment community who works in an onsite rental office of the apartment community in a leasing capacity.

Refer to 475.011 for additional exemptions.

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**Real estate assistants**

Successful real estate brokers and sales associates may require clerical or administrative assistance to assist with their workflow.

Unless licensed, the activities these assistants can perform are restricted.

Refer to the FREC sheet "Permissible Activities of Unlicensed Assistants" found in the download resources for this lesson.