

SLIDE 13 – Mutual Recognition Agreements

Mutual recognition agreements between states simply means that the states have agreed to recognize the education and experience real estate licensees have acquired in another state. These agreements usually also apply to nonresidents licensed in other jurisdictions.

Each licensee who applies for Florida licensure from a state or jurisdiction that has a current mutual recognition agreement with Florida must pass a written, Florida-specific, real estate law examination.

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Florida (currently) has mutual recognition with seven (7) states: Alabama, Arkansas, Connecticut, Georgia, Illinois, Mississippi, and Nebraska.

Brokers and Sales Associates can qualify for an equivalent type license in Florida if they meet the following:

- Must be 18 years of age and hold a high school diploma or its equivalent.
- Applicant must not be a resident of Florida, at time of application.

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Florida Residency

For purposes of FS 475.180(1), a "resident" of Florida is defined as:

1. A person who has resided (regardless of whether the place or base of residence is a recreational vehicle, hotel, rental unit, or any other temporary or permanent situs) in Florida, continuously for a period of four (4) calendar months or more, within the preceding one year. F.A.C. 61J2-26.002(1)

OR...

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Florida Residency

For purposes of FS 475.180(1), a "resident" of Florida is defined as:

2. A person who presently resides (regardless of whether the place or base of residence is a recreational vehicle, hotel, rental unit, or any other temporary or permanent situs) in Florida, with the intention to reside continuously in Florida for a period of 4 months or more, commencing on the date that the person began the current period of residence in Florida. F.A.C. 61J2-26.002(2)

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Mutual recognition vs. reciprocity

With mutual recognition, states have agreed to recognize experience and education in those states for licensing consideration.

Reciprocity says the state will recognize a license from another state as authorization to engage in real estate transactions in Florida.

Florida is a no reciprocity state. State issued licensed are required to engage in real estate transactions.