



Colorado Division of Real Estate
 1560 Broadway, Suite 925, Denver, CO 80202
 (303) 894-2166, dora_realestate_website@state.co.us

Colorado Real Estate Broker License Application – Requirements Grid

Below is a grid of requirements for a new real estate broker’s license in Colorado. Locate your situation to determine requirement criteria. Requirements are based on the following information:

Section 1. New Licensee	
<i>Used for someone who has never held a real estate broker or salesperson’s license in either Colorado or any other jurisdiction.</i>	
Educational Requirements	Qualifying License Level
48 hours, Real Estate Law & Practice 48 hours, Colorado Contracts & Regulations 8 hours, Trust Accounts & Recordkeeping 8 hours, Current Legal Issues 24 hours, Real Estate Closings 32 hours, Practical Applications (168 total hours required)	Associate Broker
Substitution: applicant has received a degree from an accredited degree-granting college or university with a major course of study in real estate . Original transcripts must be provided upon application. Unofficial transcripts may be submitted to the Division for review prior to taking the broker’s exam.	
Exam Requirement: Pass both portions of the Colorado Real Estate Broker’s Exam.	
Section 2. Limited Recognition / Former Real Estate Broker or Salesperson Licensees	
<i>This section applies if you currently hold or have held a license in any other state within the United States, or if you have a Colorado real estate broker or salesperson’s license that has expired beyond the 3-year right to reinstate.</i>	
Section 2a: Current license in another jurisdiction, license held for 2+ years (active or inactive)	
Education/Exam Requirement	License Level Qualification
Applicant must complete the state portion of the Colorado Broker’s Exam.* <i>*Optional:</i> 24 hour Brokerage Administration Course (if license was active at the broker level of licensure for 2 or more years.) This is not required if attempting associate or independent level of licensure.	Salespeople from other jurisdictions will be brought in as an Associate Broker. Broker level licensees, if they have held that designation as an active licensee for 2 or more years , will qualify at the Independent license level, or upon completion of an additional 24 hours of education in Brokerage Administration, will be qualified at the Employing Broker level of licensure. Less than 2 years active will result in the Associate Broker’s designation. A certified license history is required to determine the 2 year active broker’s license experience requirement.

Section 2b: Current license in another jurisdiction, license held for <u>less than 2 years</u> <u>OR</u> Expired license in another jurisdiction	
Education Requirement	License Level Qualification
Salesperson 48 hours, Colorado Contracts & Regulations 8 hours, Trust Accounts & Recordkeeping 8 hours, Current Legal Issues 24 hours, Real Estate Closings 32 hours, Practical Applications	Associate Broker
Broker 48 hours, Colorado Contracts & Regulations 24 hours, Real Estate Closings	Associate Broker
Exam Requirement: Pass both portions of the Colorado Real Estate Broker's Exam.	
Section 2c: Former Colorado Broker, Initial License Issued After January 1, 1997	
Educational Requirement	License Level Qualification
None.* <i>*Optional:</i> 24 hour Brokerage Administration Course (if license was active at the broker level of licensure for 2 or more years.) This is not required if attempting associate or independent level of licensure.	Broker level licensees, if they have held that designation as an active licensee for 2 or more years , will qualify at the Independent license level, or upon completion of an additional 24 hours of education in Brokerage Administration, will be qualified at the Employing Broker level of licensure. Less than 2 years active will result in the Associate Broker's designation.
Exam Requirement: Pass both portions of the Colorado Real Estate Broker's Exam.	
Section 2d: Former Colorado Broker or Salesperson, Initial License Issued Before January 1, 1997	
Requirement	License Level Qualification
Salesperson 48 hours, Colorado Contracts & Regulations 8 hours, Trust Accounts & Recordkeeping 8 hours, Current Legal Issues 24 hours, Real Estate Closings 32 hours, Practical Applications	Associate Broker
Broker 48 hours, Colorado Contracts & Regulations 24 hours, Real Estate Closings* <i>*Optional:</i> 24 hour Brokerage Administration Course (if license was active at the broker level of licensure for 2 or more years).	If license was active for less than 2 years , applicant will be placed at the Associate Broker license level. If license was active for 2 or more years, applicant will be placed at Independent Broker license level. Completion of the optional 24 hour education requirement will qualify this applicant at the Employing Broker level of licensure.
Exam Requirement: Pass both portions of the Colorado Real Estate Broker's Exam.	

Section 3: Licensed Attorney

This section applies to a licensed attorney. Applicant may be licensed in any state.

Requirement	License Level Qualification
12 hours, Trust Accounts, Closings & Recordkeeping* *Must include proof of law license with license application.	Associate Broker
Exam Requirement: Pass both portions of the Colorado Real Estate Broker's Exam.	