

Louisiana Real Estate Commission
State of Louisiana

Office of the Governor

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March 27, 2026

Via Email Only

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Notice of Intent Report

Honorable Members:

In accordance with the Administrative Procedure Act (La. R.S. 49:950 *et seq*) and the Louisiana Real Estate License Law (La. R.S. 37:1430 *et seq*), the Louisiana Real Estate Commission (“Commission” / “LREC”) respectfully submits this initial report regarding its notice of intent to initiate rulemaking.

In consideration of Governor Landry’s April 1, 2025, *Executive Order Number 25-038* and the annual reporting requirements of La. R.S. 49:964(D) and 966(K), the Commission has reviewed one hundred percent (100%) of its current administrative rules, conducting open meetings for such purposes on August 21, 2025, November 19, 2025, February 18, 2026, and March 19, 2026. As a result, the Commission voted unanimously to authorize promulgation of the proposed amendments, finding that the changes are necessary, consistent with applicable law,

aligned with its mission to protect the public interest by reasonably regulating real estate licensees, registrants, and certificate holders and that the benefits of the proposed changes outweigh their burdens and costs. These amendments make comprehensive technical changes; reduce the overall length, number, and complexity of regulations; use more concise, plain language; and, repeal or greatly reduce current rules that are redundant of existing statutes.

Accordingly, on March 19, 2026, LREC staff submitted the attached, proposed amendments and a completed *Fiscal and Economic Impact Statement* to the Legislative Fiscal Office for the purpose of initiating rulemaking in accordance with law.¹ The amendments make technical changes to each of the current rules and are further summarized as follows:

1. LAC 46:LXVII.101. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1435(C)(1)).
2. LAC 46:LXVII.103. The proposed rule authorizes the board to conduct open meetings via electronic means in accordance with La. R.S. 42:17.2 and 17.2.1.
3. LAC 46:LXVII.301. The proposed changes repeal the current rule in its entirety as unnecessary and duplicative of La. R.S. 37:1437 and 1443.
4. LAC 46:LXVII.303. The proposed changes revise current Subsection (C) to ensure compliance with La. R.S. 37:1435.1; repeal current Subsection (D) as duplicative of La. R.S. 37:1431(3) and unnecessary; revise current Subsection (E) to clarify the meaning of “broker responsibility;” and, make technical changes.
5. LAC 46:LXVII.305. The proposed changes repeal current Paragraph (A)(5) as it directly conflicts with La. R.S. 37:1437(C)(1)(a) regarding required minimum experience for broker eligibility and make technical changes.
6. LAC 46:LXVII.307. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1437).
7. LAC 46:LXVII.501. The proposed changes repeal current Subsection (D) as outdated and unnecessary and otherwise make technical changes (La. R.S. 37:1440).
8. LAC 46:LXVII.503. The proposed changes repeal the current rule in its entirety as unnecessary and duplicative of the revised, proposed LAC 46:LXVII.505.
9. LAC 46:LXVII.505. The proposed rule revises the current rule to incorporate the necessary provisions of current LAC 46:LXVII.503 and makes technical changes (La. R.S. 37:1440).

¹ LREC’s proposed rules amendments and March 19, 2026, *Fiscal and Economic Impact Statement*.

10. LAC 46:LXVII.507. The proposed changes clarify that examination authorizations and scores are effective for one year and make technical changes (La. R.S. 37:1440).

11. LAC 46:LXVII.701. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1442 and 1443).

12. LAC 46:LXVII.705. The proposed changes revise a certified mailing requirement to be a written notice requirement and make technical changes (La. R.S. 37:1443).

13. LAC 46:LXVII.901. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1442(A)(2)).

14. LAC 46:LXVII.907. The proposed changes repeal current Subsections (A) and (B) as unnecessary and duplicative of La. R.S. 37:1437(C)(1)(c), (C)(4)(b), and (C)(5)(a); change references regarding education completed through “non-approved providers” to “education courses not previously approved by the commission;” and, make technical changes.

15. LAC 46:LXVII.1501. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1443).

16. LAC 46:LXVII.1503. The proposed rule removes a reference to “delinquent renewal fees” and makes technical changes.

17. LAC 46:LXVII.1505. The proposed rule revises current Subsections (A) and (D) to change “5 working days” to “7 days;” removes certain provisions made obsolete due to digital/electronic licenses; repeals current Subsections (E) and (F) as duplicative of La. R.S. 37:1441; and, makes technical changes.

18. LAC 46:LXVII.1507. The proposed rule repeals current Subsection (A) as duplicative of La. R.S. 37:1437.3, 1441, and 1443; repeals current Subsection (D) as duplicative of La. R.S. 37:1437.3(E); revises current Subsection (E) to remove provisions duplicative of La. R.S. 37:1437.3(E)(3); and, makes technical changes.

19. LAC 46:LXVII.1701. The proposed rule revises current Subsection (B) to clarify that a violation of LAC 46:LXVII.1701 constitutes a violation of commission rules, which may be enforced via routine compliance procedure, and makes technical changes (La. R.S. 37:1441).

20. LAC 46:LXVII.1703. The proposed rule repeals current Subsection (B) as obsolete due to digital/electronic licensing (La. R.S. 37:1453(D)).

21. LAC 46:LXVII.1801. The proposed changes are made in consideration of La. R.S. 37:1431 and 1435 and the proposed changes made to LAC 46:LXVII.303.

22. LAC 46:LXVII.1803. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1435(D) and 1449).

23. LAC 46:LXVII.1805. The proposed rule makes only technical changes to the current rule.

24. LAC 46:LXVII.1901. The proposed rule makes only technical changes to the current rule.

25. LAC 46:LXVII.1903. The proposed rule removes an outdated provision from current Subsection (A); incorporates provisions relocated from LAC 46:LXVII.1907(B) and (C); and, makes technical changes.

26. LAC 46:LXVII.1905. The proposed rule makes only technical changes to the current rule.

27. LAC 46:LXVII.1907. The proposed changes repeal the current rule in its entirety but substantively relocates current Subsections (B) and (C) to the proposed LAC 46:LXVII.1903(C).

28. LAC 46:LXVII.1909. The proposed changes revise current Subsection (A) to require that broker approval for team or group advertising be obtained prior to the advertising and make technical changes (La. R.S. 37:1455(35)).

29. LAC 46:LXVII.1911. The proposed changes repeal the current rule in its entirety as unnecessary and duplicative of La. R.S. 37:1453(D).

30. LAC 46:LXVII.2101. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1431).

31. LAC 46:LXVII.2301. The proposed rule adds reference headings for clarity and makes only technical changes to the current rule (La. R.S. 37:1444).

32. LAC 46:LXVII.2501. The proposed rule repeals current Subsection (A) as outdated; revises current Subsection (B) to clarify that all real estate advertising is subject to prior written approval of the sponsoring broker; repeals current Subsection (C) as duplicative of LAC 46:LXVII.307(E); repeals current Subsection (E) as duplicative of LAC 46:LXVII.1909(A) and (C); repeals current Subsection (G) as duplicative and unnecessary; and, makes technical changes.

33. LAC 46:LXVII.2503. The proposed changes repeal the current rule in its entirety as duplicative of La. R.S. 37:1455(A)(11) and (12).

34. LAC 46:LXVII.2505. The proposed changes clarify that no real estate advertising may be misleading or inaccurate in any manner and make technical changes (La. R.S. 37:1455(A)(35) and (36)).

35. LAC 46:LXVII.2507. The proposed changes add “posted” with the intent of encompassing online advertising and make technical changes (La. R.S. 37:1455(35) and (36)).

36. LAC 46:LXVII.2509. The proposed rule makes only technical changes to the current rule.

37. LAC 46:LXVII.2511. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1455(A)(9)).

38. LAC 46:LXVII.2515. The proposed rule repeals current Subsections (B) and (D) as duplicative and containing outdated references to Internet communications and makes technical changes (La. R.S. 37:1455(A)(35) and (36)).

39. LAC 46:LXVII.2601. The proposed rule clarifies that the terms “property management” and “property manager” shall be defined in accordance with La. R.S. 37:1431(20) and (21) and makes technical changes.

40. LAC 46:LXVII.2603. The proposed rule revises current Subsection (A) to add a requirement that salespersons and associate brokers conduct property management subject to written authorization of his or her sponsoring broker and makes technical changes.

41. LAC 46:LXVII.2605. The proposed rule revises current Subsection (A) to clarify that property management accounting shall be done in compliance with LAC 46:LXVII.2701 *et seq* and with the Louisiana Real Estate License Law; relocates Subsections (B) through (E) to LAC 46:LXVII.2715; and, makes technical changes (La. R.S. 37:1449).

42. LAC 46:LXVII.2607. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1449).

43. LAC 46:LXVII.2609. The proposed changes repeal the current rule in its entirety as it contradicts La. R.S. 37:1438(A)(1) (La. R.S. 37:1431(21) and 1438(A)(1)).

44. LAC 46:LXVII.2701. The proposed rule removes reference to “resident brokers” and makes technical changes (La. R.S. 37:1435(F) and (H) and 1449).

45. LAC 46:LXVII.2703. The proposed rule makes only technical changes to the current rule.

46. LAC 46:LXVII.2705. The proposed rule makes only technical changes to the current rule.

47. LAC 46:LXVII.2707. The proposed rule clarifies that there shall not be more than one of each of the three account types per branch office and makes technical changes (La. R.S. 37:1444).

48. LAC 46:LXVII.2708. The proposed rule revises current Subsections (A) and (B) to clarify that the sponsoring or qualifying broker shall be the primary account holder and signatory

on each account and shall be directly responsible for related account violations and makes technical changes (La. R.S. 37:1435(F) and (H) and 1449).

49. LAC 46:LXVII.2709. The proposed rule makes only technical changes to the current rule.

50. LAC 46:LXVII.2711. The proposed rule makes only technical changes to the current rule.

51. LAC 46:LXVII.2713. The proposed rule makes only technical changes to the current rule.

52. LAC 46:LXVII.2715. The proposed rule incorporates current LAC 46:LXVII.2605 and makes technical changes.

53. LAC 46:LXVII.2717. The proposed rule makes only technical changes to the current rule.

54. LAC 46:LXVII.2719. The proposed rule makes only technical changes to the current rule.

55. LAC 46:LXVII.2721. The proposed rule revises current Subsection (D) from “5 working days” to “7 days;” corrects an incorrect legal citation, and, makes technical changes.

56. LAC 46:LXVII.2901. The proposed rule revises current Subsection (A) to ensure brokers deliver written notice within 10 days of knowledge of an escrow dispute; enacts proposed Subsection (B) to ensure brokers resolve the dispute within 20 days of the date of written notice of dispute (30 days total); and, makes technical changes (La. R.S. 37:1435(H)).

57. LAC 46:LXVII.3101. The proposed rule makes primarily technical changes to the current rule but clarifies that licensees are also required to report changes in business and residence addresses (La. R.S. 37:1435).

58. LAC 46:LXVII.3501. The proposed rule clarifies the obligation of each licensee to disclose license status when acting as a principal in a real estate transaction and makes technical changes.

59. LAC 46:LXVII.3503. The proposed rule makes substantive changes in consideration of nationally-relevant antitrust litigation and related matters and makes technical changes (La. R.S. 37:1448.4).

60. LAC 46:LXVII.3601. The proposed rule makes only technical changes to the current rule.

61. LAC 46:LXVII.3701. The proposed rule makes only technical changes to the current rule (La. R.S. 9:3891 *et seq*).
62. LAC 46:LXVII.3703. The proposed rule revises current Subsection (A) to either incorporate or repeal provisions of current Subsections (B), (D), and (E) and makes technical changes (La. R.S. 9:3891 *et seq* and La. R.S. 37:1467).
63. LAC 46:LXVII.3705. The proposed changes revise this Section to make it less duplicative of LAC 46:LXVII.3703 (La. R.S. 9:3897).
64. LAC 46:LXVII.3801. The proposed changes revise a legal citation, replace an outdated hyperlink with the relevant, current hyperlink, and make technical changes (La. R.S. 37:1470).
65. LAC 46:LXVII.3900. The proposed changes add a website hyperlink and make technical changes (La. R.S. 37:1449.1).
66. LAC 46:LXVII.3901. The proposed changes add reference headings and otherwise make technical changes.
67. LAC 46:LXVII.3903. The proposed changes add reference headings and otherwise make technical changes.
68. LAC 46:LXVII.3905. The proposed changes add reference headings and otherwise make technical changes (La. R.S. 37:1449).
69. LAC 46:LXVII.3907. The proposed changes add reference headings and otherwise make technical changes (C.C. art. 1938).
70. LAC 46:LXVII.3909. The proposed rule adds a requirement that authorization to reject offers shall be in writing, adds reference headings, and makes technical changes.
71. LAC 46:LXVII.4101. The proposed rule makes only technical changes to the current rule.
72. LAC 46:LXVII.4105. The proposed rule makes only technical changes to the current rule.
73. LAC 46:LXVII.4111. The proposed changes repeal the current rule in its entirety as unnecessary and duplicative of La. R.S. 49:978.1(C).
74. LAC 46:LXVII.4113. The proposed rule makes only technical changes to the current rule.

75. LAC 46:LXVII.4301. The proposed rule makes only technical changes to the current rule.

76. LAC 46:LXVII.4701. The proposed rule clarifies exceptions related to the renewal or expiration of such individual licensees who are engaged in active military service or the licensed spouses thereof and makes technical changes.

77. LAC 46:LXVII.4901. The proposed rule makes only technical changes to the current rule.

78. LAC 46:LXVII.4903. The proposed changes add reference headings and otherwise make technical changes.

79. LAC 46:LXVII.4905. The proposed rule makes only technical changes to the current rule.

80. LAC 46:LXVII.5101. The proposed changes remove the requirement to have a separate cooperative endeavor agreement for each real estate transaction as long as the Commission is notified in writing of any such activity (i.e., multiple transactions could be included in one CEA and notice to the Commission); clarify that any compensation shall be paid through the Louisiana broker but the split with an out of state broker is fully negotiable and shall be in writing; and, make technical changes.

81. LAC 46:LXVII.5103. The proposed rule makes only technical changes to the current rule.

82. LAC 46:LXVII.5105. The proposed changes replace a certified mail or hand-delivery notice requirement with a written notice requirement and make technical changes (La. R.S. 37:1435(A)(1) and (C)(1) and (2)).

83. LAC 46:LXVII.5301. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1431(27) and 1460).

84. LAC 46:LXVII.5303. The proposed rule reduces application processing time from 45-days from receipt to 30 days from applicant completion and makes technical changes (La. R.S. 37:1437, 1450(A) and 1455).

85. LAC 46:LXVII.5305. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1460(A)).

86. LAC 46:LXVII.5307. The proposed rule adds reference headings and otherwise makes technical changes (La. R.S. 37:1435).

87. LAC 46:LXVII.5309. The proposed rule makes only technical changes to the current rule.

88. LAC 46:LXVII.5311. The proposed rule makes only technical changes to the current rule.

89. LAC 46:LXVII.5313. The proposed rule adds reference headings and otherwise makes technical changes.

90. LAC 46:LXVII.5315. The proposed rule adds reference headings and otherwise makes technical changes.

91. LAC 46:LXVII.5317. The proposed rule makes only technical changes to the current rule.

92. LAC 46:LXVII.5319. The proposed rule revises current Subsection (D) to clarify that the pre-license instructor examination must be passed; in current Subsection (E), changes the time period for the commission to process completed applications from 45 days after receipt to 30 days after completion; in current Subsection (F), removes a moral turpitude reference from the enumerated causes for denial of applications; relocates and incorporates current Paragraph (H)(3) into current Subsection (G); and, makes technical changes.

93. LAC 46:LXVII.5321. The proposed rule repeals current Subsection (A) as duplicative of LAC 46:LXVII.5307(B) and makes technical changes.

94. LAC 46:LXVII.5323. The proposed rule repeals the current rule in its entirety as unnecessary and duplicative of LAC 46:LXVII.3101.

95. LAC 46:LXVII.5325. The proposed rule makes only technical changes to the current rule.

96. LAC 46:LXVII.5327. The proposed rule repeals the current rule in its entirety as unnecessary and duplicative of La. R.S. 37:1453.

97. LAC 46:LXVII.5329. The proposed rule repeals current Paragraph (A)(1) as unnecessary and duplicative of La. R.S. 37:1455(A)(2); repeals current Paragraph (A)(3) as unnecessary and duplicative of La. R.S. 37:1455(A)(29); repeals current Paragraph (A)(4) as unnecessary and duplicative of La. R.S. 37:1455(A)(30); and, makes technical changes.

98. LAC 46:LXVII.5331. The proposed rule clarifies legal citations and makes technical changes (La. R.S. 37:1431(27)).

99. LAC 46:LXVII.5333. The proposed rule makes only technical changes to the current rule.

100. LAC 46:LXVII.5335. The proposed rule clarifies that a real estate school shall be certified and in good standing on the date a course is completed for LREC to accept such a completion certificate for credit and makes technical changes.

101. LAC 46:LXVII.5337. The proposed rule clarifies the mandatory timing of classroom schedule reports and makes technical changes.

102. LAC 46:LXVII.5501. The proposed rule reduces application processing time from 45-days from receipt to 30 days from completion; revises felony references to match statutory authorizations; adds that a suspension of a professional license may also serve as grounds for an application denial; and, makes technical changes (La. R.S. 37:1431(25), 1443, 1450, 1455, and 1460).

103. LAC 46:LXVII.5503. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1460(B)).

104. LAC 46:LXVII.5505. The proposed rule combines current Subsections (A) and (B); clarifies provisions regarding annual renewals and expiration; and, makes technical changes.

105. LAC 46:LXVII.5507. The proposed rule adds reference headings and otherwise makes technical changes.

106. LAC 46:LXVII.5509. The proposed rule adds reference headings and otherwise makes technical changes.

107. LAC 46:LXVII.5511. The proposed rule removes reference to cost of copies of course completion records and makes technical changes.

108. LAC 46:LXVII.5513. The proposed rule reduces application processing time from 45 days from receipt to 30 days from completion; revises felony references to match statutory authorizations; and, makes technical changes.

109. LAC 46:LXVII.5515. The proposed rule makes only technical changes to the current rule.

110. LAC 46:LXVII.5517. The proposed rule repeals the current rule in its entirety as unnecessary and duplicative of LAC 46:LXVII.3101.

111. LAC 46:LXVII.5519. The proposed rule makes only technical changes to the current rule.

112. LAC 46:LXVII.5521. The proposed rule repeals the current rule in its entirety as unnecessary and duplicative of La. R.S. 37:1453.

113. LAC 46:LXVII.5523. The proposed rule repeals current Paragraphs (A)(1), (2), and (3) as unnecessary and duplicative of La. R.S. 37:1455(A)(2), (29), and (30) and makes technical changes.

114. LAC 46:LXVII.5525. The proposed rule reduces application processing time from 45-days from receipt to 30 days from completion and makes technical changes.

115. LAC 46:LXVII.5527. The proposed rule makes only technical changes to the current rule.

116. LAC 46:LXVII.5529. The proposed rule repeals current Subsection (D) as duplicative of LAC 46:LXVII.907(F) and makes technical changes.

117. LAC 46:LXVII.5531. The proposed rule adds that completion of a “Train the Trainer” instructor workshop shall be counted as completed continuing education towards that individual’s annual education requirement for the year in which the instructor workshop is completed; clarifies that a licensee shall not be credited for completion of an instructor development workshop during which only methods of teaching are included in the course; and, makes technical changes (La. R.S. 37:1437).

118. LAC 46:LXVII.5533. The proposed rule removes reference to “correspondence courses” as they are no longer certifiable by the Association of Real Estate License Law Officials; removes outdated references and corrects citations; and, makes technical changes.

119. LAC 46:LXVII.5535. The proposed rule adds “upon course completion” to current Subsection (A) and makes technical changes.

120. LAC 46:LXVII.5537. The proposed rule makes only technical changes to the current rule.

121. LAC 46:LXVII.5539. The proposed rule adds reference headings and otherwise makes only technical changes to the current rule.

122. LAC 46:LXVII.5701. The proposed rule revises Subsection (A) to clarify that Chapter 57 is subject to LRELL (La. R.S. 37:1430 *et seq*) and the Louisiana Timesharing Act (R.S. 9:1131.1 *et seq*); incorporates LAC 46:LXVII.5703 into the proposed rule; and, makes technical changes.

123. LAC 46:LXVII.5703. The proposed rule repeals the current rule in its entirety as unnecessary and duplicative of La. R.S. 37:1437.1 and the revised LAC 46:LXVII.5701.

124. LAC 46:LXVII.5705. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1437.1).

125. LAC 46:LXVII.5707. The proposed rule adds a legal citation for reference and makes technical changes (La. R.S. 37:1442 and 1443).

126. LAC 46:LXVII.5709. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1435(C)(1) and (2)(d) and 1448.2).

127. LAC 46:LXVII.5711. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1441).
128. LAC 46:LXVII.5715. The proposed rule revises an incorrect legal citation and makes technical changes.
129. LAC 46:LXVII.5717. The proposed rule makes only technical changes to the current rule (La. R.S. 9:1131.17(E)).
130. LAC 46:LXVII.5719. The proposed rule makes only technical changes to the current rule (La. R.S. 9:1131.17(E)).
131. LAC 46:LXVII.5721. The proposed rule makes only technical changes to the current rule (La. R.S. 9:1131.17(E)).
132. LAC 46:LXVII.5723. The proposed rule repeals the current rule in its entirety as unnecessary and duplicative of proposed LAC 46:LXVII.3101.
133. LAC 46:LXVII.5725. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1446).
134. LAC 46:LXVII.5727. The proposed rule makes only technical changes to the current rule (La. R.S. 37:1435(D)).

The Commission will conduct an open hearing on May 28, 2026 at 10:00 a.m. at its domicile location, as necessary, regarding consideration of any related public comments received. Please contact us at your convenience with any questions.

LA REAL ESTATE COMMISSION



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