



South Carolina
Department of Labor, Licensing and Regulation



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Real Estate Commission

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Reciprocity

[S.C. Code Ann. §40-57-120\(A\)](#) authorizes the South Carolina Real Estate Commission (“the Commission”) to enter into reciprocal agreements with other jurisdictions that provide waivers for education, experience, and/or examination. As such, the Commission is not able to recognize prior licensure experience in another jurisdiction if the other jurisdiction and the Commission have not entered into a reciprocal agreement. The Commission has reciprocal agreements with Georgia and North Carolina.

Reciprocity Agreements

[Georgia Reciprocal Agreement](#)

The reciprocal licensing agreement detailing reciprocity between Georgia and South Carolina can be found at the above link.

[North Carolina Reciprocal Agreement](#)

North Carolina and South Carolina entered into a reciprocal licensing agreement, effective January 26, 2024. The reciprocal licensing agreement detailing reciprocity between North Carolina and South Carolina can be found at the above link.

Current North Carolina applicants applying for South Carolina licensure who have not been made exam eligible can be subject to the new reciprocity agreement. Applicants can reapply (and pay the application fee) if they have already been made exam eligible. Likewise, licensees may also reapply (and pay the application fee) if they wish to seek licensure pursuant to this new reciprocity agreement.

Salesperson, Broker, and Broker-in-Charge Education and Experience Requirements

Unless subject to a reciprocal agreement, all individuals applying for a salesperson, broker, or broker-in-charge license must first meet the education and experience requirements as detailed in [S.C. Code Ann § 40-57-320\(A\)](#) to be made eligible for licensure.

Salesperson

Salesperson applicants must complete ninety hours of pre-licensing education or hold a juris doctor degree, a bachelor of law degree, or a baccalaureate degree or a master's degree with a major in real estate to qualify for licensure ([S.C. Code Ann § 40-57320\(A\)\(1\)](#)).

Broker

Broker applicants must first have three years as an actively-licensed South Carolina salesperson within the last five years. ([S.C. Code Ann § 40-57-320\(A\)\(2\)](#)). Pursuant to applicable definitions in [S.C. Code Ann. § 40-57-30](#), a salesperson is an individual who holds a South Carolina salesperson license. Additionally, broker applicants must complete the additional sixty hours of pre-licensing education or hold a juris doctor degree, a bachelor of law degree, or a baccalaureate degree or a master's degree with a major in real estate to qualify for licensure.

Broker-in-Charge

Broker-in-charge applicants must satisfy the aforementioned requirements necessary to be licensed as a broker. In addition, broker-in-charge applicants must have either an ownership interest in the applicant's company or be actively engaged in the operation and management of the company. ([S.C. Code Ann. § 40-57-330\(A\)](#)).

Nonresident Exemption for National Portion of Exam

[S.C. Code Ann § 40-57-320\(B\)\(6\)](#)'s exemption from the national part of the exam is only applicable when a nonresident applicant holds either an active license from another jurisdiction or whose license in another jurisdiction has not been expired for more than six months.