



STATE OF ALASKA  
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
DIVISION OF OCCUPATIONAL LICENSING  
**REAL ESTATE COMMISSION**

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## REAL ESTATE COMMISSION LICENSING REQUIREMENTS

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### Types of Licenses

There are three types of real estate licenses. They are:

Broker: a person who operates his own real estate business or acts as a broker for a corporation or partnership.

Associate Broker: a person who has met the qualifications to become a broker but continues to work in association with another broker rather than having a business of his/her own.

Salesperson: a person working in the office of a real estate broker as an employee or independent contractor.

### Prerequisites for all Licenses

In accordance with AS 08.88.171, a person desiring to acquire any type of real estate license in Alaska must:

- Pass the appropriate exam
- Not be under indictment for forgery, theft, extortion, conspiracy to defraud, or any other felony implying character untrustworthiness.
- Submit a complete application for licensure within six months after passing the exam.  
Pay the appropriate fees [12 AAC 64.073 and 12 AAC 02.360]
- Meet the appropriate education requirements.

Salesperson: 20 classroom hours approved prelicensing education

Broker/Associate Broker: 15 classroom hours of approved broker training

### Additional Requirements for Broker's License

A person must have completed 24 consecutive months within the last 36 as a licensed salesperson, and real estate must have been his/her principal occupation; he must either own a real estate business or work as the broker for a corporation or partnership.

A corporation or partnership can have only one broker in charge. If a second person, meeting the qualifications of a broker, holds an ownership position or is employed by the company, that person is considered an associate broker.

If a broker no longer meets the conditions of ownership or corporate employment, his/her broker license is suspended until such time as that status is resumed; alternatively, he/she may become an associate broker in another broker's office.

A person who has been convicted of a felony of one of the types listed above may not be granted a broker's license until seven years after the complete sentence has been served [AS 08.88.171(a)].

### **Additional Requirements for Associate Broker's License**

A person must have been a licensed salesperson for 24 consecutive months within the last 36, and real estate must have been his/her principal occupation. He/she must have passed the broker's exam and be affiliated with a licensed broker. If ever convicted of any of the specified felony offenses, an associate broker's license cannot be granted until five years after the complete sentence has been served. [AS 08.88.171(b)].

### **Specific Qualifications for Salesperson's License**

A person must be at least 19 years of age and work for a licensed broker. If ever convicted of any of the specified felony charges, the complete sentence must have been served. [AS 08.88.171(c)].

### **Examination**

There are two levels of examination, the salesperson's and the broker's. The Real Estate Commission contracts with Promissor of Philadelphia to prepare, administer, and grade both versions of the exam. The Commission is responsible for establishing exam contents, but Promissor retains full copyright over its examinations, including the portions covering the Alaska statutes and regulations.

The examination is administered electronically and offered at least weekly in Anchorage, monthly in Fairbanks, and quarterly in Juneau. The fee is \$100. It may be provided at other locations on an individual request basis for an additional \$50 fee. A candidate guide, prepared by the testing service, is available upon request from the Real Estate Commission office.