

LICENSE STATUS/COMMENT DEFINITIONS

RE 292 (Rev. 7/20)

INTRODUCTION

The following definitions and descriptions are intended for use in conjunction with current license status printout requests. The license status types and comment phrases are used by DRE for licensing purposes.

License Status Types

Licensed — The licensee is authorized to perform acts for which a real estate license is required in California. Licensed salespersons must be affiliated with a responsible broker in order to perform acts for which a real estate license is required. Brokers/corporations must maintain a California main office address to perform acts for which a real estate license is required.

Licensed NBA — The license is in a non-working status. The licensee may not perform acts for which a real estate license is required in California. Salesperson reference for NBA is equivalent to “No Broker Affiliation” and the broker/corporation reference to NBA is equivalent to “No Business (current main office) Address.”

Canceled Officer — The license has been voluntarily canceled or canceled as a result of a change in the corporation’s status.

Deceased — The licensee is deceased.

Expired — The license is expired. The licensee may not perform acts for which a California real estate license is required.

Government Service — The license renewal right is protected while the licensee is employed by a government agency in a position which presents a conflict of interest with holding an active real estate license. The licensee may not perform acts for which a California real estate license is required. See Section 10161.5 of the B&P Code.

Military Service — The license renewal right is protected while the licensee is in the military service. See Section 10460 of the B&P Code.

Conditional Suspension — The license is conditionally suspended because of the licensee’s failure to submit evidence of completion of the statutory educational requirements. The licensee may not perform acts for which a California real estate license is required. The educational requirement must be met prior to the end of the four year license term, or the licensee will lose the right to renew the license.

Restricted — The license is restricted as a result of an administrative action rendered by the Department of Real Estate. A restricted license is a probationary type license.

Revoked — The license is revoked as a result of an administrative action rendered by the Department of Real Estate. The licensee may not perform acts for which a California real estate license is required.

Flag Suspended — The license is suspended as a result of an administrative action rendered by the Department of Real Estate. The licensee may not perform acts for which a California real estate license is required during the period of the suspension.

Voided — The license is voided for failure to pay the required license fee. The licensee may not perform acts for which a California real estate license is required.

Withheld Denied — The licensee has failed to meet the requirements of Section 494.5 of the Business & Professions Code, Section 17520 of the Family Code, or Section 11350.6 of the Welfare and Institutions Code and may not perform acts for which a California real estate license is required.

§494.5 B&P Code Suspended — The licensee has been suspended under the provisions of Section 494.5 of the Business and Professions Code and may not perform acts for which a California real estate license is required.

§17520 FC Suspended — The licensee has been suspended under the provisions of Section 17520 of the Family Code (Support Obligations) and may not perform acts for which a California real estate license is required.

§11350.6 W&I Suspended — The licensee has been suspended under the provisions of Section 11350.6 of the Welfare and Institutions Code (Support Obligations) and may not perform acts for which a California real estate license is required.

Surrendered — License voluntarily surrendered during an administrative action or investigation.

“Comment” Explanations

90-Day License Term — Some licenses are issued with a 90-day term per §494.5 of the Business and Professions Code. The beginning and ending days of the 90-day term are contained in the “comment.” If the licensee fails to satisfy the provisions of the law, the license will expire at the end of the 90-day period and the license will be withheld/denied.

150-Day License Term — Some licenses are issued with a 150-day term per Section 17520 of the Family Code. Some licensees were issued with a 150-day license term per Section 11350.6 of the Welfare and Institutions Code. The beginning and ending days of the 150-day term are contained in the “comment.” If the licensee fails to satisfy the provisions of the law, the license will expire at the end of the 150-day period and the license will be withheld/denied.

Conditional Suspension per 10153.4 B&P Code —

Salespeople can be issued a conditional license that has an 18-month term by qualifying with a course in Real Estate Principles and passing the real estate salesperson examination. Within 18 months after the license is issued, the licensee must submit evidence of completion of two additional college-level real estate courses. If the licensee fails to submit evidence to the Real Estate Commissioner of having successfully completed the educational requirements specified in Section 10153.4 of the Business & Professions Code, the license is suspended. The licensee may have the suspension removed if the course completion evidence is submitted prior to the four year license expiration date. If proper course completion evidence is not submitted before the end of the original four-year license term, the license cannot be renewed.

Administrative Action Comments — These comments describe either a pending or final action taken against a licensee pursuant to the Business & Professions Code and/or the Administrative Procedure Act. Comments of this nature are designated by numbers that begin with either an “H” indicating a formal administrative action or an “R” indicating a recovery claim. Additional comments may be added to describe the administrative action taken. Administrative action comments include references to:

- **Bar Order (Preliminary and/or Final)** — Prohibited from engaging in specified real estate related activities.
- **D&R** — Desist and Refrain Orders
- **Denied** — License denied
- **Denied with right to restricted** — License denied with the right to a restricted license
- **Publicly Reproved** — Published admonition

- **Released** — Release of action
- **Revoked** — Revocation of license rights
- **Revoked w/right restr** — Revocation of license right with the right to a restricted license
- **Suspended Indefinitely** — Suspension of license right indefinitely
- **Suspended for a Term** — Suspension of license right from the start date through the end date
- **Suspended** — Suspension of license right
- **Voluntarily Surrendered** — License surrendered during an administrative action or investigation

Further information regarding an administrative action involving a licensee whose record reflects an “H” number may be obtained through the Sacramento Office at (916) 576-8652.

Additional recovery claim information on licensees whose record contains comments with an “R” number may be obtained through the Consumer Recovery Account Unit at (916) 576-5531.

Be sure to have the “H/R” number and license identification number for faster service when making an inquiry.

For additional information, please refer to the Real Estate Law and Reference Books.