

**Department of Planning and Budget**  
**2026 General Assembly Session**  
**State Fiscal Impact Statement**

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**ORIGINAL**

**Bill Number:** SB613

**Patron:** Pillion

**Bill Title:** Professions and occupations; regulation of real estate brokers, salespersons, and rental location agents; other powers and duties of the Real Estate Board; licensure; criminal history certification.

**Bill Summary:** Directs the Real Estate Board to promulgate regulations requiring an applicant for a new real estate license to certify his criminal history on his application. The bill further provides procedures for the Board to follow in granting licensure after applications are submitted but before criminal history is received. Finally, the bill directs the Board to require an applicant to certify on his license renewal application that he has no criminal history that he has not previously disclosed.

**Budget Amendment Necessary:** No

**Items Impacted:** None

**Explanation:** This bill impacts the Department of Professional and Occupational Regulation (DPOR); however no budget action is needed.

**Fiscal Summary:** The bill may create additional workload for DPOR, however the magnitude is indeterminate.

**Fiscal Analysis:** The bill directs DPOR's Real Estate Board to modify their existing application process by allowing applicants to certify that they do not have any undisclosed criminal history and that the criminal background check process has been initiated. The Board would then issue the applicant's license immediately, and subsequently suspend the license if the background check reveals undisclosed criminal history. Under the current process, the Board waits for the background check to be completed before issuing a license.

According to DPOR, staff currently review approximately 30 cases of non-disclosure per year. If this bill results in an increase, the Board may need to hire additional staff to review the reports and conduct fact finding hearings.

Because the Real Estate Board is fully funded through fees paid by regulant members, an increase in expenses without a corresponding increase in revenue would result in the need for the Board to raise fees.

This impact statement is preliminary and may be updated if additional information becomes available.

**Other:** This bill is the companion to HB 157.