

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 54.1-2106.1 of the Code of Virginia, relating to the Real Estate Board;*  
3 *real estate firm licenses.*

4 [H 1114]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 54.1-2106.1 of the Code of Virginia is amended and reenacted as follows:**

8 § 54.1-2106.1. Licenses required.

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10 A. No business entity, other than a sole proprietorship, shall act, offer to act, or advertise to act, as a  
11 real estate firm without a real estate firm license from the Board. Such firm may be granted a license in  
12 a fictitious name. No business entity shall be granted a firm license unless (i) every *managing* member  
13 *of a limited liability company* or officer *of a corporation* who actively participates in the firm brokerage  
14 business holds a license as a real estate broker and (ii) every employee or independent contractor who  
15 acts as a salesperson for such business entity holds a license as a real estate salesperson or broker. An  
16 individual holding a broker's license may operate a real estate brokerage firm which he owns as a sole  
17 proprietorship without any further licensure by the Board, although such individual shall not operate in a  
18 fictitious name. A non-broker-owned sole proprietorship shall obtain a license from the Board.

19 B. No individual shall act as a broker without a real estate broker's license from the Board. An  
20 individual who holds a broker's license may act as a salesperson for another broker. A broker acting as a  
21 salesperson may be an owner, member, or officer of a business entity salesperson as defined in  
22 subsection C.

23 C. No individual shall act as a salesperson without a salesperson's license from the Board. A business  
24 entity may act as a salesperson with a separate business entity salesperson's license from the Board. No  
25 business entity shall be granted a business entity salesperson's license unless every owner or officer who  
26 actively participates in the brokerage business of such entity holds a license as a salesperson or broker  
27 from the Board. The Board shall establish standards in its regulations for the names of business entity  
28 salespersons when more than one licensee is an owner or officer.

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