



Licensing: Laying Out Broker and PM Requirements

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This legal article will identify questions regarding broker and property management licensing requirements, and clarify the requirements as promulgated by the Nevada Real Estate Division (NRED) and the law.

Question 1. I understand that I would have to be a broker to run a property management business. If I got my real estate license, is there a waiting period before I could take the broker's exam?

Answer 1. Yes. **A real estate licensee must furnish proof of 2 years of active full-time experience within the last 4 years.** See [Form 509](#).

Question 2. If I only wanted to get the property management certification, would I have to have a certain number of years of experience or is my knowledge of landlord tenant laws enough?

Answer 2. First of all, let's be clear - a Nevada real estate license is required prior to applying for a property management permit. The property management permit will not be accepted along with the original application for a real estate license. To get a property management permit you need 24-hour pre-licensing property management education, and pass the property managers state exam within the last 12 months. **Experience is not a replacement for applying for a property management permit.** Unless otherwise exempt¹, **if you practice PM you must get a PM permit! NRS 645.230(1)(b) and (c).**

Helpful Links from the Nevada Real Estate Division's Website!

- 1) Requirements to become a Broker: [Initial License Requirements \(nv.gov\)](#)
- 2) Requirements to get a PM permit: [Initial Requirements \(nv.gov\)](#)

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¹ NRS 645.0445, Applicability of chapter.