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Exempt Action: Final Regulation Agency Background Document

Agency name	Real Estate Board
Virginia Administrative Code (VAC) Chapter citation(s)	18 VAC135-20
VAC Chapter title(s)	Virginia Real Estate Board Licensing Regulations
Action title	HB1117 Amendment (Universal License Recognition)
Final agency action date	May 14, 2026
Date this document prepared	June 17, 2026

This information is required for executive branch review pursuant to Executive Order 19 (2022) (EO 19), any instructions or procedures issued by the Office of Regulatory Management (ORM) or the Department of Planning and Budget (DPB) pursuant to EO 19. In addition, this information is required by the Virginia Registrar of Regulations pursuant to the Virginia Register Act (§ 2.2-4100 et seq. of the Code of Virginia). Regulations must conform to the Regulations for Filing and Publishing Agency Regulations (1 VAC 7-10), and the *Form and Style Requirements for the Virginia Register of Regulations and Virginia Administrative Code*.

Brief Summary

Provide a brief summary (preferably no more than 2 or 3 paragraphs) of this regulatory change (i.e., new regulation, amendments to an existing regulation, or repeal of an existing regulation). Alert the reader to all substantive matters. If applicable, generally describe the existing regulation.

Section 54.1-205 of the Code of Virginia governing universal license recognition administered by the regulatory boards within the Department of Professional and Occupational Regulation (DPOR) has been amended. The amendment reduces the period an applicant must have held a current and valid professional or occupational license or government certification in another state from three years to one year before qualifying for licensure or certification through Virginia's universal license recognition process.

The Real Estate Board (the Board) has amended 18VAC135-20-65 of the Virginia Real Estate Licensing Regulations, which provides for the licensure of real estate brokers and salespersons by universal license recognition, to require that an applicant licensed in another state have held a license for at least one year, instead of the current requirement of three years.

The regulation is amended to conform to the statutory change.

This action is exempt from the Administrative Process Act under § 2.2-4006(A)(4)(a) of the Code of Virginia, which states in part:

A. The following agency actions otherwise subject to this chapter and § 2.2-4103 of the Virginia Register Act shall be exempted from the operation of this article:

4. Regulations that are:

a. Necessary to conform to changes in Virginia statutory law or the appropriation act where no agency discretion is involved. However, such regulations shall be filed with the Registrar within 90 days of the law's effective date;

Mandate and Impetus

Identify the mandate for this regulatory change and any other impetus that specifically prompted its initiation (e.g., new or modified mandate, internal staff review, petition for rulemaking, periodic review, or board decision). For purposes of executive branch review, "mandate" has the same meaning as defined in the ORM procedures, "a directive from the General Assembly, the federal government, or a court that requires that a regulation be promulgated, amended, or repealed in whole or part."

This regulatory action is mandated by [Chapter 448](#) of the 2026 Acts of Assembly (House Bill 1117), approved April 8, 2026, and effective July 1, 2026. The legislation amended § 54.1-205 of the Code of Virginia by reducing from three years to one year the length of time an applicant must hold a current and valid professional or occupational license or government certification issued by another state before qualifying for licensure or certification through Virginia's universal license recognition process.

The purpose of this regulatory action is to ensure that the Board's regulations conform to the amended statutory requirements. The regulatory change is therefore necessary to implement and reflect the General Assembly's modification of Virginia's universal license recognition provisions.

Statement of Final Agency Action

Provide a statement of the final action taken by the agency including: 1) the date the action was taken; 2) that the agency has "adopted final amendments" to the regulation; 3) the name of the agency taking the action; and 4) the title of the regulation. A suggested statement is, "On [insert date] the Board/Department of [insert name] adopted final amendments to the [title of regulation(s)]."

On May 14, 2026, the Real Estate Board adopted final amendments to the Virginia Real Estate Board Licensing Regulations.