



THE DIVISION OF REAL ESTATE REVIEW **IDFPR**

Quarterly Newsletter

Illinois Department of Financial and Professional Regulation

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LETTER FROM THE DEPUTY DIRECTOR

Everyone sure seems to want the newest, shiniest toy in town. Well, I know I do! After teasing it for several years, the Illinois Department of Financial and Professional Regulation (“IDFPR”) has installed a modern licensing system! Full disclosure, while several professions can now obtain licensure on the new system (called “CORE”), we’re currently working to get real estate licenses added!

The agency-wide project to install a new system is being rolled out in “phases.” DRE is part of Phase 4, which we’re now working on behind the scenes! Our friends in the Division of Professional Regulation (“DPR”), working just down the hall in our Springfield office, are already actively working in the system.

While DRE is green with envy to jump into the new system, we have been collaborating with our DPR friends by attending their trainings and meetings so we can be ready when it is our turn to log in and begin our upgrade.

So what does all this mean for our more than one million IDFPR licensees? Well, let me tell you: it means EVERYTHING WILL BE EASIER! The updated licensing system will mean an improved online portal for everyday tasks, such as applying for a new license, renewing your current license, and managing your professional licensure account. It means more efficient communication with the Department and improved means for licensees and applicants to retrieve information faster without having to call or email for a status. It also translates to quicker processing times for new applications and DIY tools to submit changes to account records. The upgrade really means everything will be better for everyone. Staff and the public will enjoy the improvements! So yes, it really is something to get excited about, and it’s not just talk! We’re working hard behind the scenes now to make this new system a reality!

Am I fired up? Yes, I am! In a world full of challenges, our teams are working to help build solutions and tools to ease the burden. As a leader in this agency, I am proud of the work we are doing and the benefits it will provide to the millions of Illinois licensees – and the public as a whole!

Are you ready?



**Jeremy Reed, Deputy
Director of the Division of
Real Estate**

NOTEWORTHY PROVISIONS OF THE ADMINISTRATIVE RULE (68 ILL. ADMIN. CODE 1450) ACCOMPANYING THE REAL ESTATE LICENSE ACT OF 2000

The [Administrative Rule](#) accompanying the Real Estate License Act of 2000 (225 ILCS 454/1, et. seq. ("Act")) became effective on July 8, 2025. The Administrative Rule provides clarity and guidance in implementing the Act, especially the sections that became effective January 1, 2025. Some key provisions of the Administrative Rule (along with citations to the pertinent provisions of the Act) follow.

Brokerage Agreements and Property Management Agreements

- Section 1450.770 (a) states that a sponsoring broker entering into a brokerage relationship shall set forth the terms of the agreement in writing. (225 ILCS 454/15-50).
- Section 1450.770 (b) reiterates the statutory requirement that an agreement establishing exclusive brokerage relationships includes not only exclusive listing agreements and exclusive buyer agreements, but also exclusive tenant agreements.
- Section 1450.770 (d) establishes that listing agreements, whether exclusive or non-exclusive must specify any amounts paid to cooperating brokers who represent other parties to the transaction. (225 ILCS 454/15-35).
- Sections 1450.770 (e) and (f) set forth the minimum content for written property management agreements, which are required if duties requiring a real estate broker license are being performed.
- Section 1450.770 (g) requires that licensees enter into a written brokerage agreement with a client no later than (1) showing or marketing the property or a seller or owners or (2) prior to initiating the purchase or lease of a property for a buyer or tenant.

Broker and Managing Broker Licenses by Endorsement

- Sections 1450.460 and 1450.570, respectively, establish the requirements for applying for a real estate broker and managing broker license by endorsement. These include, for both brokers and managing brokers, completion of a 30-hour pre-license endorsement course and proof of passing a DRE-approved examination on Illinois-specific real estate brokerage laws. (225 ILCS 454/60.5).
- Section 1450.460 (c) requires individuals that have been actively practicing as a broker or its license equivalent in their home state for less than two (2) years immediately prior to the date they apply for licensure by endorsement in Illinois to complete 45 hours of post-license education upon their first renewal of that license in Illinois.
- Section 1450.570 (a) requires that managing brokers applying for licensure through endorsement have been actively practicing as a managing broker or its license equivalent in their home state for at least 2 years immediately prior to the date of application.
- (Note: On and after January 1, 2026, the date on which Section 5-60 of the Act is repealed, the Department will no longer accept applications for licensure based upon reciprocal agreements. Licenses granted under reciprocal agreements prior to January 1, 2026 remain in force and may be renewed in accordance with the requirements of the Act).

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Continuing Education (“CE”)

- Sections 1450.450 (b)(3)(A) and 1450.540 (b)(3)(A), respectively, require brokers and managing brokers to complete at least six (6) CE credit hours of a core curriculum course per two-year license term. The required CE credit hours must include at least two (2) hours of fair housing training. (225 ILCS 454/5-70(e)).
- Section 1450.1225 (d) clarifies that applicants for broker licenses scheduled for renewal on April 30, 2026 are required to fulfill their 12-hour CE hours with courses that include the updated six-hour core curriculum. Applicants for renewal of a broker license who took and completed the previous four-hour core curriculum between May 1, 2024 and June 30, 2025 will have fulfilled their core continuing education requirements and will need eight (8) hours of elective CE for the 2026 broker renewal.

Restoration

- Section 1450.145 allows a licensee to petition for restoration of a license at any time after successfully completing a disciplinary term, or after a license has been inactive or expired for more than two (2) years. (225 ILCS 454/5-50(c) and 20-69).

Virtual Offices

- Section 1450.100 provides that a virtual office may be a place of business for education providers.
- Section 1450.130 (c)(6), (e)(5) and (f)(16) establishes the application fee for a virtual office license as well as the renewal fee. These fees are in addition to the initial application fee and the renewal fee for the self-sponsored managing broker license, an entity license, and education provider license. (225 ILCS 454/5-45(f) and 30-5(f)).
- Section 1450.610 (d)(2) permits any broker who is licensed in Illinois by examination or by reciprocity or endorsement to operate a virtual office in this State. (225 ILCS 454/5-45(f)).



MISUSE OF THE RESTRICTED APPRAISAL REPORTING OPTION

By Brian Weaver

The days of self-contained, or summary appraisal reporting, options are far behind us. There are only two reporting options in the Uniform Standards of Professional Appraisal Practice (“USPAP ®”) – the Appraisal Report or Restricted Appraisal Report.

While most assignments, even form reports intended for mortgage lending, fall under the broader definition of “Appraisal Report,” there are limited uses for the “Restricted Appraisal Report.” A Restricted Appraisal Report is a report that is limited in content and intended use. It still provides the appraiser’s analyses and conclusions, but does not provide as much detail as in an Appraisal Report. The Restricted Report is often used when the appraisal is intended for a client’s internal use only.

A noteworthy example is tax assessment appeals, where the best option is not necessarily to use the “Restricted Appraisal Report.” This option limits “who” can see the report and not what is included in the contents. Typically, tax assessment appeal assignments completed using this option are targeted to the appellant, and possibly to the local Assessor or Board of Review as intended users. However, should the report make it to the circuit court or the administrative appeal body, it could be given far less weight.

In one case, the State Property Tax Appeal Board (“PTAB”) concluded that because the appraiser utilized the Restricted Report option, the ONLY intended users were the appellant and the County Board of Review. PTAB found that the Restricted Report could not be used by any third party not listed as an intended user (such as PTAB) to determine the correct assessment of the subject property.

In the end, don’t do your clients a disservice by using this reporting option if you are unclear what the intended use may be, now or in the future.

AUCTION LICENSE ACT UPDATES



The General Assembly passed two bills in during the Spring 2025 legislative session that amend the Auction License Act. SB 2351 and SB 2001 (SA#2) passed both chambers and were signed into law by the Governor on August 1, 2025.

Each new law will have an effective date of January 1, 2026.

Senate Bill 2351

- Amends the Auction License Act in Section 5-10 to define estate sale, estate sale service, and online auction.
 - **“Estate sale”** means a sale for liquidation of personal property of an estate owned by one or more individuals, families, or legal representatives of the estate that is advertised and scheduled for a predetermined amount of time and to which the public is invited to participate in a negotiation or bid for the purchase of the personal property.
 - **“Estate sale service”** means the performance of an auction service for the owners of personal property to be sold at an estate sale, where an auctioneer undertakes the responsibility of conducting the sale. “Estate sale service” does not include the sale of real property.
 - **“Online auction”** means an auction or auction service conducted by an auctioneer via a website on the Internet, an application, an interactive computer service, or other similar media.
- Any estate sale services performed in Illinois will require an Illinois Auctioneer license. Section 10-1 was amended to incorporate exemptions to this new requirement.
 - (e) Nothing in this Act shall be construed to apply to a third-party reseller of personal property where owners or representatives of an estate have transferred ownership of the property to the reseller to be sold anonymously. A third-party reseller may include, but is not limited to, a retail seller, a consignment seller, or a distributor who does not conduct an estate sale.
 - (f) Nothing in this Section shall be construed to apply to any person as a receiver, trustee in bankruptcy, guardian, administrator, or executor; any such person acting under an order of any court, under the direction of any public authority, or pursuant to any judicial decree; or any such person acting pursuant to a trust agreement, deed of trust, or will.

Senate Bill 2001 SA# 2

- Amends the Auction License Act in Section 15-10 by adding language that a seller must additionally disclose the following in an auction contract.
 - (C) if known to the seller, an acknowledgment that (i) all property or goods offered for sale or by auction are owned by the seller, (ii) the seller has full legal authority to sell such property or goods, and (iii) to the best of the seller’s knowledge, the property or goods to be sold have been lawfully obtained.



A HOME INSPECTOR IS AN EXPERT GENERALIST

Home inspectors can provide countless reasons why it's important for a buyer to conduct an inspection on a house they have under contract. They are experts on a great many topics and inspections often save buyers both money and headaches by diagnosing problems within a structure before the transaction is finalized.

What inspectors do...

A licensed home inspector in Illinois can inspect many areas of a home during an inspection, including the following:

- Structure and Foundation
- Interior and Exterior
- Roof and Chimney
- Plumbing
- Electrical
- Heating and Cooling Systems
- Insulation and Ventilation
- Fireplaces and Fuel Burning Appliances

68 IAC 1410.200; American Society of Home Inspectors (ASHI), Standard of Practice 3/1/2014

The ensuing home inspection report includes a thorough description of the above areas, including the system components and whether they are significantly deficient. Further, if any of the above areas are not inspected, the home inspector needs to state if there were conditions or obstructions that prevented their review. The buyer, their real estate agent and their attorney will then review the inspection report and request repairs or monetary compensation to cover items of concern.

What can a home inspector NOT do?

Please keep in mind, home inspectors don't check everything. It is essential to be clear on what a home inspection does not cover. Under the Illinois Rules and the National ASHI Standards, a home inspector is not required to do the following:

- Inspect areas that are not easily accessible (stuck attic door; interior of a chimney)
- Inspect areas that are unsafe (dangerous roof conditions)

- Inspect systems that may cause more damage if turned on (turning on a system that has been shut down)
- Inspect systems that are inoperable (a non-functioning circuit breaker)
- Determine the life expectancy of a system or unit (remaining life-expectancy of a water heater)
- Determine environmental hazards (soil conditions near a manufacturing plant)
- Determine the market value of a property (solely for a licensed appraiser)

What also must be conveyed to the buyer is that only the areas that are clearly visible and accessible are to be reviewed by the home inspector. In addition, any area which poses a risk for the home inspector, the condition of the home or its systems, creates at a minimum the need for further evaluation.

When is another licensed or certified professional needed?

There are important issues that may require additional resources in identifying the extent and need of a potential problem in a home. For example, a home inspector may suspect that asbestos is in the walls of the property, but to determine the magnitude, the buyer will need an abatement contractor to test and determine the amount. Asbestos testing is regulated by the U.S Environmental Protection Agency (“EPA”) and requires specific handling which is outside the scope of a home inspector’s duties.

Other areas that may require another qualified professional, outside the scope of home inspection, are as follows:

- Radon Testing and Mitigation
- Mold Testing
- Lead Based Paint
- Soil or Groundwater Testing
- Insurance Assessment
- Engineering or Architectural Services

What can you do to ensure the best inspection?

Inform your clients what the inspection covers - and what it won’t - so that expectations are set accurately. A qualified home inspector will identify areas of vulnerability in the home that are beyond the scope of their inspection and advise if additional steps are recommended in addition to the general inspection.

A home inspector can also perform additional services for a buyer, beyond the requirements of a home inspection, but must be qualified to do so and appropriately credentialed in that area. A home inspector can also advise on what type of professional to contact to address those issues. Ultimately, the homeowner is the best person to advocate for themselves in the home buying process.

CAM LICENSE RENEWALS IN 2025



It's that time of the year! With summer's arrival, we at the Illinois Department of Financial and Professional Regulation – Division of Real Estate (“the Division”) would like to touch on the upcoming license renewals impacting our regulated professions. Specifically, let's talk about Community Association Managers (“CAM”) and CAM Firms!

Current CAM and CAM Firm licenses expire on August 31. This will be the first renewal ever for licensed CAM Firms! Also, a new renewal requirement for individual CAM licensees is that they must complete continuing education (“CE”) prior to submitting their renewal applications. In short, 12 hours of CE taken through an approved CAM CE Sponsor, including a Sexual Harassment Prevention Training, will be required for this and future renewals. You can find a full description of the CE requirements in the CAM CE Fact Sheet posted on the Division's website: <https://idfpr.illinois.gov/profs/cam.html>. Looking for approved CE Sponsors and courses? You can find a list of IDFPD-approved Sponsors and their approved courses here: <https://idfpr.illinois.gov/content/dam/soi/en/web/idfpr/forms/dre/cam-sponsor-and-course-chart.pdf>. For those needing to find an approved Sexual Harassment Prevention Training (“SHPT”), you can find such training offered at the Illinois Department of Human Rights: <https://dhr.illinois.gov/training.html>.

Licensees have until August 31 to submit their renewal applications and pay their renewal fees to renew their licenses into the next term and avoid a lapse in licensure. In early June, renewal notices were emailed to CAM and CAM firm licenses with instructions for logging into their Online Services Portal accounts and accessing their online renewal applications. If you missed the notice, you'll find the online renewal instructions on our website: <https://idfpr.illinois.gov/profs/cam.html>. Unable to renew online? No problem! Paper renewal applications are posted to our website and include an “ePay” option that allows you to pay your renewal fee electronically and email us your completed application form.

If you have any questions, please don't hesitate to email us at FPR.RealEstate@illinois.gov. Here's wishing you a successful renewal season!



YOU'VE BEEN CONTACTED BY AN IDFPR INVESTIGATOR – NOW WHAT? (PART 1)

After a busy day of showings, walk-throughs, home inspections, appraisals, interacting with clients, buyers and sellers, and other brokers, you return to the office and check emails before heading home.

There you see an email from an IDFPR Investigator informing you that a complaint has been filed against your license and the Investigator is requesting documents related to a particular transaction and wants to set up an interview about the situation. Perhaps your professional life flashes before your eyes. Do not panic because not all, but many, complaints are handled relatively quickly and do not involve serious discipline. In fact, a fair number of cases are closed after initial inquiry. The Department is aware that complainants are upset about something that occurred, and that the filing of a complaint, in and of itself, does not mean what is alleged happened. Often, a number of complaints are closed after initial review due to jurisdictional issues or “not our regulatory area.”

In case you were wondering the Division of Real Estate within IDFPR regulates the Real Estate License Act of 2000, the Real Estate Appraisal Licensing Act of 2002, the Community Association Manager Licensing and Disciplinary Act, the Auction License Act, the Home Inspector License Act, and the Appraisal Management Company Registration Act. Each of these Acts have a set of Rules attendant to the particular Act. These Acts and the Rules set forth the regulatory framework for the respective profession. Each of the Acts provide statutory authority for the Department to investigate, hold hearings, and impose discipline for violations of the Acts and the Rules.

So, let's go back to that email you received. Someone filed a consumer complaint, a case was opened and reviewed internally. It was then decided there was enough information to support the possibility that a violation(s) of an Act or Rule occurred. The matter was assigned to one of our Investigators and that person is now contacting you. This does not mean that anyone has decided you have committed wrongdoing.

Our investigator needs to obtain all of the documents relevant to the transaction or situation complained of, and to obtain your version of the events. Ultimately, the investigator will make a decision as to whether the facts merit substantiating the complaint and referring the matter to our Prosecutions Unit for further action. Please note that in some cases there are several allegations, and the Investigator may validate one and not another. Also note that an investigator is not limited to looking into only the allegation(s) that caused the case to be initiated.

Please be sure to respond when a DRE investigator contacts you for information. If you do not respond, the case will be referred to Prosecutions with an additional allegation of a violation of the Act that you failed to cooperate with the Department.

Stay tuned for Part 2 in our next DRE Newsletter!

EMPLOYEE SPOTLIGHT – SUSAN SIGOURNEY



Can you tell us a bit about yourself and your role in IDFPR?

A little bit about my role in IDFPR: I marked 25 years with the Department on February 16, 2025. I started with the State of Illinois – Office of Banks and Real Estate, when the Auction License Act went into effect in 2000 as an administrative assistant. (The Office of Banks and Real Estate merged into the Department of Professional Regulation, which became the IL Dept of Financial and Professional Regulation). Now, I am the Board liaison for the four boards that fall under the Division of Real Estate, (Auction, Appraisal, Real Estate, and Community Association Manager).

Going way back before this, a little bit about myself: I played volleyball from a very young age, traveling to many different states for tournaments. After playing volleyball at Sacred Heart Academy (Sacred Heart-Griffin), I was offered a scholarship to the University of Missouri. After burning out quickly, I ended up at the University of Florida, not playing volleyball, but becoming a huge Gator fan. (I am also a huge Mizzou fan). I am also a huge fan of dogs. I have two golden doodles (Mac and Gus) and a little guy named Augie. They are the loves of my life. Oh, I also have a husband, Chip, and two boys (men): Ben (31) and Jack (27). Chip and I have been hanging out together since high school and we have been married for 34 years.

What is something you are proud to have accomplished at IDFPR?

My very good friend, Deb Malinowski, Board Liaison in the Chicago office (who I have worked with since I started 25 years ago), decided to retire and I had to take over some of her Real Estate Board and Community Association Manager Board duties. After working with her for months prior to her retirement, I was ready. After a few hiccups, I am finally figuring it all out. I was extremely nervous to take on many of her tasks. I love my Division of Real Estate team and I am truly lucky to be part of this Division.

What is a personal accomplishment you're proud of?

A personal accomplishment I am proud of would be raising my incredible boys (men). They are my world and I love spending time with them.

What are some other jobs you've held or pursued?

My summer job, while in high school and part of college, was lifeguarding at Island Bay Yacht Club. Then, when I moved to Florida and started school at the University of Florida, I shucked oysters at a bar called Calico Jacks and it was very much fun. Oysters are gross, though, and I never ate one. After graduating, I moved back to Springfield and my first real job was at Prudential Home Mortgage Company on 5th and Monroe. Then, my next job was Human Resources at Memorial Medical Center - until I went back to 5th and Monroe and started my job with the Office of Banks and Real Estate.

What are some of your favorite activities to do in/around Springfield?

My absolute favorite activity is hanging out with my favorite people – my family, my sister Betsy and her family; my brother John and his family; and my mom and dad. We all visit my brother's family in Richmond, Virginia, and travel to meet them on occasion at fun destinations. My sister lives here in Springfield, so we walk dogs and hang out and watch Mizzou and UF sports. Every Sunday, my parents have us all over for dinner, which I look forward to every week. My husband and I travel to see the Gators play football once or twice each year.

What hobby/special interest/talent do you have that we be surprised about?

I enjoy playing pickleball with my husband, but I won't play with other people until I am good and I can beat my opponents. I am a bit competitive!

EMPLOYEE SPOTLIGHT – SCOTT MARTIN

Can you tell us a bit about yourself and your role in IDFPR?

This year will mark my 28th year working for the State of Illinois in the Division of Real Estate. I first began as a real estate investigator for the Illinois Office of Commissioner of Savings and Residential Finance, which, along with the Office of Banks and Trust Companies, merged into the then newly formed (“OBRE”) Office of Bank and Real Estate on July 1, 1996. The Examination Program was developed in late 2000 and then I began working as a Real Estate Professions Examiner. OBRE would later merge with Financial Institutions, Insurance, and Professional Regulation on July 1, 2004, to form what we know now as IDFPR.

What is something you are proud to have accomplished at IDFPR?

I am most proud of being a part of a team that protects the public through regulation and compliance. The examination unit is ‘boots on the ground’ obtaining first-hand experience with the licensees we regulate on a daily basis. I am happy to help facilitate the requirements of the Real Estate Act of 2000 while working to further educate the licensees to ensure compliance with the Act & Rules. I feel my colleagues and I contribute tremendously to our Division by being the eyes and ears of the industry. As I have a saying, “Every day is a great day in real estate.”

What is a personal accomplishment you’re proud of?

I am most proud of my family. My wife, Annette, and I have raised three wonderful children: Payton, Owen, and Hunter.

What are some of your favorite activities to do in the summer or outside of work hours?

My favorite activity in the summer is when my family and I travel to New Buffalo and Grand Haven, Michigan. The quality time we experience as a family is fun and relaxing, and I look forward to going each year.

What hobby/special interest/talent do you have that we be surprised about?

I like to joke around, have fun and not take life too seriously.

PERSONNEL UPDATES



Congratulations! Maria A. Lopez, Administrative Assistant II, Prosecutions Unit

Maria A. Lopez joined IDFPR as an Administrative Assistant in the Division of Real Estate, Complaint Intake Unit, which put her on the path to her current role as Administrative Assistant II in the Prosecutions Department. Maria is excited about taking on this new role and working with the Prosecutions team.

Maria was born and raised in Indiana. Her parents were from Guanajuato, Mexico. Maria loves spending time with her family and enjoys baking, cooking and gardening.

Maria began with the State of Illinois in 2010 in the Department of Human Services, first with the Home Service Program and then with the Vocational Rehabilitation Program. In 2016, she was promoted to Executive Secretary with DHS/Family & Community Services, reporting directly to the Regional Administrator overseeing ten offices in the northern region. Working with DHS gave Maria the experience of working with the public and assisting customers with their benefit needs as well as servicing the Spanish speaking community.



EVENTS



Association of Real Estate License Law Officials — 2025 Leadership Symposium

DRE Director Laurie Murphy had the pleasure of attending the Leadership Symposium for the Association of Real Estate License Law Officials (“ARELLO”) in Scottsdale, AZ this January. ARELLO is an international, membership-based organization and the premier resource on current and emerging real estate regulatory matters. Director Murphy holds two leadership positions within the ARELLO organization - she sits on the ARELLO Board of Directors and on their Finance Committee. This Symposium focused on leadership training and strategic planning for members of ARELLO’s Executive Committee, Board of Directors, and Chairs/Vice Chairs of committees.



Association of Real Estate License Law Officials — CEO Visit to Chicago Office

IDFPR was honored to welcome Jessick Hickok, CEO of the Association of Real Estate License Law Officials (“ARELLO”) to our Chicago office in January. Meeting with Secretary Mario Treto, Jr. and Division of Real Estate Director Laurie Murphy, they discussed how Illinois can continue supporting ARELLO’s mission in exchanging ideas and promoting cooperation among real estate regulatory agencies and policymakers, along with how ARELLO can support Illinois. IDFPR became an active participant in ARELLO in 2019, and Director Murphy currently serves on their Board of Directors and Finance Committee.

Illinois State Auctioneer’s Association — 2025 Conference

The Division of Real Estate was well-represented at the Illinois State Auctioneer Association’s (“ISAA”) 2025 Conference in Bloomington in February! Accompanying Director Laurie Murphy was Deputy Director Jeremy Reed, Chief of Licensing and Education Nathaniel Chandler, and Auction Board Liaison Susan Sigourney. For more than 50 years, the ISAA has supported members by providing tools for growing their business, ongoing education, and a voice in the legislative process. The DRE team enjoyed meeting with the auctioneers and appreciated the warm welcome by ISAA Executive Director Cissy Tabor (pictured, far right).



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The Dearborn Realist Board Presentation — “The State of Housing in Black America - Illinois.”

It was an honor to be invited an event presented by The Dearborn Realist Board titled “The State of Housing in Black America - Illinois.” Deputy Secretary Ericka Johnson, Director Laurie Murphy, and Real Estate Coordinator Jennifer Rossiter Moreno attended this presentation, which was a comprehensive exploration of the current landscape and challenges in housing for Black communities in Chicago. The Dearborn Realist Board was established in 1941 and is at the forefront of economic development in housing in the African American community. Their members provide home buyer seminars

and workshops, housing counseling, legislative advocacy and community outreach in their quest to “Build Black Wealth through Homeownership”.

Association of Real Estate License Law Officials — Mid-Year Conference

Director of Real Estate Laurie Murphy and Deputy Director Jeremy Reed represented Illinois at the Association of Real Estate License Law Officials (“ARELLO”) Mid-Year Conference in San Diego in April. The conference gathered real estate industry leaders and regulators from around the nation to engage in robust conversations regarding the ever-changing landscape of the real estate profession. This year’s theme, “Leveling Up,” was geared toward leadership, with Director Murphy and Deputy Director Reed attending sessions on Fair Housing, Private Listing Networks, and Real Estate Compliance. Director Murphy serves on ARELLO’s Board of Directors and the Finance Committee, while Deputy Director Reed serves on ARELLO’s Examination Accreditation Committee.



Illinois Realtors® — “Realtor of the Year” Banquet



The Division of Real Estate was honored to attend the Illinois REALTORS® ‘2025 REALTOR® of the Year’ celebration in Springfield on April 27! Director Laurie Murphy, Deputy Director Jeremy Reed, Real Estate Coordinator Jennifer Rossiter Moreno, and Chief of Licensing and Education Nathaniel Chandler enjoyed visiting with Zeke Morris, a past ‘REALTOR® of the Year’ recipient, along with Illinois REALTORS® General Counsel & VP of Legal Services Betsy Urbance and Vice President of Professional Development Young Brockhouse. Representing more than 50,000 members, Illinois REALTORS® is one of Illinois’ largest trade associations and stands for excellence in advocacy, education and ethics for real estate practitioners. We congratulate Michael Gobber, the 2025 Illinois REALTOR® of the Year, and all the 2025 local REALTORS® of the Year!

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Illinois Realtors® — ReConnect Conference & Marketplace

Deputy Director Jeremy Reed, Chief of Licensing & Education Nathaniel Chandler, and Real Estate Coordinator Jennifer Rossiter Moreno represented the Division of Real Estate (“DRE”) at the Illinois Realtors® Spring Conference & Expo in Collinsville in May. The DRE team spoke with licensees in person and answered questions at the annual event, which focuses on outreach and education for Realtor® members in the central and southern regions of the state. Participation at this conference is part of DRE’s outreach program to connect with and assist licensees throughout the State.



NorthShore Barrington Association of Realtors® — Admin Appreciation Brunch



Director of Real Estate Laurie Murphy and Real Estate Coordinator Jennifer Rossiter Moreno joined the North Shore-Barrington Association of Realtors® (“NSBAR”) for their Admin Appreciation Brunch on May 29. Director Murphy shared regulatory and licensing updates with NSBAR members and fielded questions from the group. Participation at this event was part of the DRE’s outreach program to connect with and assist the licensees throughout the State.

Illinois Realtors® – Instructor Advancement Training

Deputy Director of Real Estate Jeremy Reed and Chief of Licensing and Education Nathaniel Chandler presented agency updates and licensing information for the Illinois REALTORS® Instructor Advancement Training in Springfield on June 10. The yearly workshop hosts dozens of real estate professionals from around the state, ranging from seasoned instructors to individuals working to obtain their instructor license.



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EVENTS *(continued from page 17)*

Association of Illinois Real Estate Educators – Instructor Training Conference



The Association of Illinois Real Estate Educators (“AIREE”) welcomed Director of Real Estate Laurie Murphy, Deputy Director Jeremy Reed, and Operations Manager Kim Prickett to their 2025 Instructor Training Conference on May 13 in Des Plaines. Director Murphy and Deputy Director Reed presented updates on department growth, real estate laws and education requirements, and fielded many thoughtful questions from the group attending in person and remotely. Thank you to AIREE Vice President Larry Toban for your continued partnership!

Association of South Asian Real Estate Professionals — 2025 Legal and Professional Updates Presentation

Director of Real Estate Laurie Murphy was an honored guest at the 2025 Legal and Professional Updates event presented by the Association of South Asian Real Estate Professionals (ASARP) on June 27 in Des Plaines. Director Murphy shared updates on the Real Estate License Act and an overview of the Complaint and Disciplinary Processes. ASARP is a respected organization for real estate professionals of South Asian descent. Two of their members (Shirin Marvi, past ASARP President, and Nick Verma, current Joint Treasurer) sit on DRE’s Real Estate Administration and Disciplinary Board and Auction Advisory Board, respectively.



In attendance (from L to R)

Front row – Director Murphy; John Gormley, Chief Executive Officer, Mainstreet Realtors; Lynn Madison, MRED Vice Chair, Madison Seminars

Back row – Nick Verma, ASARP Joint Treasurer; Shirin Marvi, past ASARP President; Pradeep B Shukla, ASARP Chairman

QUARTERLY ENFORCEMENT REPORT

DIVISION OF REAL ESTATE ENFORCEMENT MARCH – JUNE 2025

These enforcement actions were taken by DRE during March - June 2025. All enforcement actions by IDFPR may be found in our monthly enforcement reports [HERE](#).

[March 2025 IDFPR Enforcement Report \(illinois.gov\)](#)

[April 2025 IDFPR Enforcement Report \(illinois.gov\)](#)

[May 2025 IDFPR Enforcement Report \(illinois.gov\)](#)

[June 2025 IDFPR Enforcement Report \(illinois.gov\)](#)

DRE BOARD OPENINGS

We are always looking for new board member candidates! It is imperative we maintain a diverse selection of expert board members representing a wide range of geographic regions in the State of Illinois. As terms expire and vacancies need to be filled, we encourage anyone interested to reach out and inquire how and why they may be a good fit for a board role.

Boards that currently have vacancies and/or upcoming term expirations include the following:

- Real Estate Administration and Disciplinary Board
 - o (2) Broker or Managing Broker
- Real Estate Appraisal Administration and Disciplinary Board
 - o (1) Certified General Real Estate Appraiser
- Community Association Manager Licensing and Disciplinary Board
 - o (1) Unit Owner

If you or someone you know is interested in serving on a board, please email Jennifer Rossiter Moreno at jennifer.rossitermoreno@illinois.gov to receive information about basic qualifications and requirements to apply.

2025 RENEWAL DEADLINES THROUGH SEPTEMBER 30, 2025

- | | |
|---|-----------|
| • Community Association Firm | 8/31/2025 |
| • Community Association Manager | 8/31/2025 |
| • Certified Residential Real Estate Appraiser | 9/30/2025 |
| • Certified General Real Estate Appraiser | 9/30/2025 |
| • Associate Real Estate Trainee Appraiser | 9/30/2025 |

REAL ESTATE SCHOLARSHIP OPPORTUNITY



Each fiscal year, IDFP is authorized to fund at least \$15,000 to a scholarship program for historically marginalized persons who wish to pursue courses of study that will prepare them for careers relating to real estate or enhance the skills and knowledge that they currently use as real estate professionals (225 ILCS 454/25-25). The State of Illinois contracts with the Illinois Real Estate Educational Foundation ("IREEF") to administer the Illinois Diversity Real Estate Scholarship Program. Since 2019 the Department has doubled the yearly funding amount to \$30,000. This allows IREEF to award thirty \$1000 scholarships each fiscal year to qualified residents of Illinois.

To learn more or apply, click the link below:

<https://www.ilreef.org/scholarships/>



The material and information contained in this newsletter is for general information purposes only and should not be considered legal advice. You should not rely upon the material or information in the newsletter as a basis for making any business, legal, or other decisions. Information contained herein may not constitute the most up-to-date information. Please consult an attorney to obtain legal advice or interpretation of any applicable laws.

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Continuing Education

Citations:

FPR.DRE.Citations@illinois.gov

TTY Line:

866-325-4949

**Check out our DRE FAQ
playlist on YouTube [here!](#)**

<https://idfpr.illinois.gov/dre.html>



State of Illinois

Illinois Department of Financial and Professional Regulation