



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Real Estate

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JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

Laurie Murphy
Director

Illinois Department of Financial & Professional Regulation, Division of Real Estate
Real Estate Administration and Disciplinary Board
OPEN Minutes

Date: January 9, 2025

Call to Order: 9:44 a.m. – Jennifer Rossiter Moreno - Chairperson

Location: IDFPR - Division of Real Estate
555 West Monroe Street 5th Floor, Conference Room 5C5
Chicago, IL 60661
And
Via Interactive Video Conference
320 West Washington Street, 2nd Floor, Conference Room 258
Springfield, IL 62786

Board Member(s) Present: Valerie Acosta, Oralia Herrera, Alberta Johnson, David Levin, Carol Meinhart, Michael Oldenettel, Nykea Pippion McGriff, Norman Willoughby, Theodore Yi

Board Member(s) Absent: Loretta Alonzo-Deubel, Joe Castillo, Gaspar Flores Jr., Shirin Marvi, Victoria Sampah

Division Staff Present: Jennifer Rossiter Moreno – Real Estate Coordinator and Chief of Examinations, Adrienne Levatino – Associate General Counsel, Jeremy Reed – Deputy Director of the Division of Real Estate, Nathaniel Chandler – Chief of Licensing and Education, Merle Shearer – Chief of Prosecutions, Asna Aliuddin – Attorney in Prosecutions, James Farrelly - Investigations, Stephen Kehoe- Staff Attorney, Daniel Kazlauski – Staff Attorney, Kim Prickett – Operations Manager, Susan Sigourney – Board Liaison,

Guest(s) Present: Kirk Antkiewicz – Chicago Association of Realtors, Young Brockhouse – Illinois Realtors, Rocky Esposito – AHI Real Estate, Melissa Cannata – CE Shop, Marilyn Glazer – Colibri RE Express, Sharon Halperin -Oak Park Area Association of Real Estate, Larry Toban – Real Estate Institute

| Topic | Discussion | Action |
|--------------------------|---|---|
| Call to Order | Following a roll call to ascertain the presence of a quorum of members, Chairperson Jennifer Rossiter Moreno called the meeting to order. | |
| Approval of Open Minutes | The Board reviewed the Open Minutes from the December 12, 2024, Real Estate Administration and Disciplinary Board meeting. | Motion made by Levin seconded by Herrera to approve the Open Minutes from the December 12, 2024, meeting. Motion carried unanimously. |
| Public Comments | Members of the public introduced themselves. There were no public comments. | |
| Licensing Report | <p>The 2024 Licensing Report for activity conducted in December was presented and distributed. A copy of the report is attached to and made a part of these minutes.</p> <p>Nathaniel Chandler said the online renewal for managing brokers will open on the first business day of February 2025. Renewal notices will be emailed to the managing brokers. This renewal process will be the same as past renewals which include renewing via the online services portal. Renewal instructions will be posted on the Real Estate web page and a link to a paper renewal form will also be available.</p> | |
| Education Report | <p>The 2024 Education Report through the month of December was presented and distributed. A copy of the report is attached to and made a part of these minutes.</p> <p>Nathaniel Chandler informed the Board that an email was sent to the Real Estate education providers regarding the new real estate curriculum which was introduced as of January 1, 2025. The email included links to the IDFPR Division of Real Estate website where the new curriculum, updated transcripts, and new continuing education completion certificates reflecting the new curriculum may be found. Nathaniel Chandler said the new curriculum will be effective as of July 1, 2025; therefore, all licensees must abide by this new curriculum on and after July 1, 2025. The Department is accepting applications from real estate education providers now.</p> | |

| Topic | Discussion | Action |
|----------------------------------|--|---|
| | Nathaniel Chandler explained that all the brokers renewing in 2026 will have to take the new 6-hour core course and that the 4-hour core course presently offered will not fulfill the Fair Housing CE requirements any longer. The 4-hour course will no longer exist after July 1, 2025. | |
| Complaints Report | The 2024 Complaints Report through the month of December was presented and distributed. A copy of the report is attached to and made a part of these minutes. | |
| Audits Reports | The Audits Report for activity conducted in December 2024 was presented and distributed. A copy of the report is attached to and made a part of these minutes. | |
| Investigations Report | The 2024 Investigations Report through the month of December was presented by James Farrelly and distributed. A copy of the report is attached to and made a part of these minutes. | |
| Prosecutions Report | <p>The 2024 Prosecutions Report through the month of December was presented and distributed. A copy of the report is attached to and made a part of these minutes.</p> <p>Merle Shearer introduced the new Prosecutions attorney, Asna Aliuddin, to the board.</p> | |
| Formal Hearing Schedule | There are three Formal Hearings scheduled at this time. | |
| Old Business | There was no Old Business discussed. | |
| New Business | There was no New Business discussed. | |
| Motion to go into Closed Session | <p>Roll Call Vote:</p> <p>Valerie Acosta, yes Oralia Herrera, yes Alberta Johnson, yes David Levin, yes Carol Meinhart, yes Michael Oldenettel, yes Nykea Pippion-McGriff, yes Norman Willoughby, yes Theodore Yi, yes</p> | <p>A motion made by Yi and seconded by Acosta to go into Closed Session for purposes of reviewing Closed Minutes and for deliberations pursuant to Section 2 (c) (4) and (15) of the Open Meetings Act at 9:58 a.m. Motion carried unanimously.</p> |

| Topic | Discussion | Action |
|--|--|---|
| Closed Session | <p>The December 12, 2024, closed session minutes were reviewed by the Board.</p> <p>The Board reviewed the Consumer Complaints Review and Case File Review Committees' reports for: <u>December 18, 2024</u></p> <ul style="list-style-type: none"> 6 Cases Recommended for Closure by Investigations 0 Cases Referred to Prosecutions by Investigations 0 Cases for Closure by Prosecutions 6 Complaints Referred to Investigations. 4 Complaints Recommended for Closure <p><u>January 7, 2025</u></p> <ul style="list-style-type: none"> 6 Cases Recommended for Closure by Investigations 2 Cases Referred to Prosecutions by Investigations 2 Cases for Closure by Prosecutions 14 Complaints Referred to Investigations. 3 Complaints Recommended for Closure <p>The Board deliberated on pending disciplinary actions.</p> | |
| <p>Motion to go into Open Session</p> <p>Approval of December 12, 2024, Closed Minutes</p> <p>Ratify Actions Taken in Closed Session</p> | | <p>A motion made by Pippion-McGriff, seconded by Acosta to go into Open Session at 11:41 a.m. Motion carried unanimously.</p> <p>Motion made by Pippion-McGriff, seconded by Herrera to approve the Closed Minutes of the December 12, 2024, Board meeting. Motion carried unanimously.</p> <p>Motion made by Pippion-McGriff, seconded by Acosta to ratify the actions</p> |

LICENSE REPORT
CALENDAR YEAR 2024
DECEMBER

| Prefix | PROFESSION | SPONSOR CHG. | INITIAL LIC. | RENEWALS | ACTIVE |
|--------|--------------------------------|--------------|--------------|------------|---------------|
| 471 | RE Managing Broker | 86 | 10 | 8 | 14,893 |
| 473 | Residential Leasing Agent | 28 | 37 | 14 | 2,915 |
| 475 | Real Estate Broker | 766 | 249 | 49 | 54,679 |
| 477 | RE Branch Office | 46 | 5 | 13 | 1,115 |
| 478 | Real Estate Broker Corporation | 2 | 1 | 142 | 3,145 |
| 479 | Real Estate Broker Partnership | 0 | 0 | 0 | 20 |
| 481 | RE Limited Liability Firm | 2 | 13 | 65 | 1,805 |
| 495 | RE Virtual Office | 0 | 6 | 0 | 88 |
| 515 | RE Education Provider | 0 | 0 | 0 | 71 |
| 512 | RE Pre-Lic Instructor | 0 | 1 | 0 | 287 |
| 513 | RE Pre-Lic Course | 0 | 0 | 0 | 492 |
| 563 | RE CE Instructor | 0 | 0 | 0 | 155 |
| 564 | Real Estate CE Course | 0 | 7 | 0 | 708 |
| | TOTAL | 930 | 329 | 291 | 80,373 |

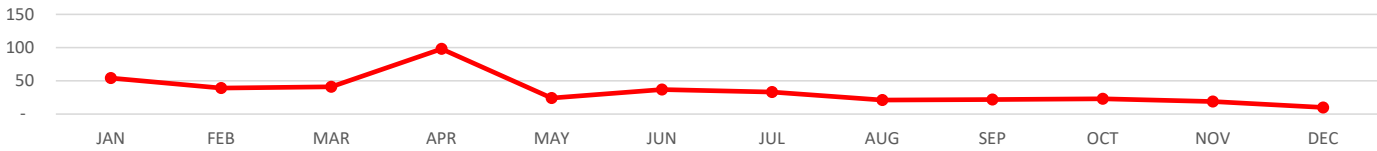
MANAGING BROKER 2024

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| INITIAL LIC. | 54 | 39 | 41 | 98 | 24 | 37 | 33 | 21 | 22 | 23 | 19 | 10 |
| RENEWALS | 18 | 20 | 22 | 43 | 37 | 19 | 14 | 14 | 14 | 18 | 8 | 8 |
| SPONSOR CHG. | 76 | 81 | 70 | 85 | 82 | 65 | 68 | 91 | 96 | 106 | 74 | 86 |
| 2024 TOTAL ACTIVE | 14,383 | 14,442 | 14,510 | 14,636 | 14,689 | 14,749 | 14,779 | 14,814 | 14,838 | 14,868 | 14,887 | 14,893 |

MANAGING BROKER 2023

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| INITIAL LIC. | 5 | 43 | 42 | 25 | 37 | 19 | 27 | 26 | 29 | 32 | 21 | 16 |
| RENEWALS | 4 | 3,046 | 2,663 | 6,414 | 1,431 | 103 | 107 | 81 | 47 | 31 | 37 | 15 |
| SPONSOR CHG. | 119 | 131 | 108 | 87 | 119 | 71 | 48 | 70 | 61 | 72 | 132 | 86 |
| 2023 TOTAL ACTIVE | 15,498 | 15,525 | 15,564 | 15,594 | 15,639 | 15,658 | 13,988 | 14,091 | 14,172 | 14,233 | 14,281 | 14,319 |

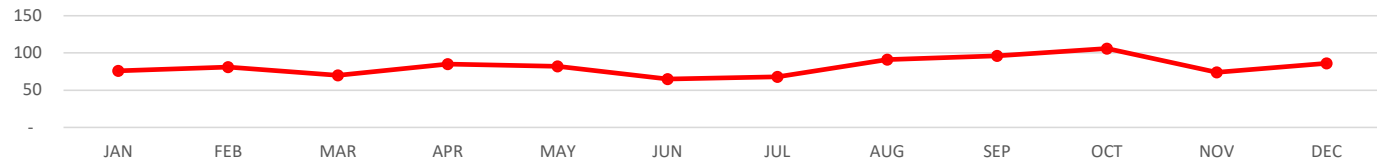
2024 Managing Broker Initial Licenses Issued



2024 Managing Broker Renewals by Month



2024 Managing Broker Sponsor Changes by Month



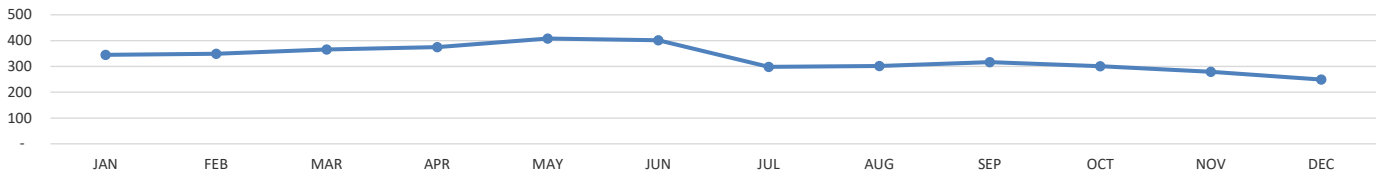
BROKER 2024

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| INITIAL LIC. | 345 | 349 | 366 | 375 | 408 | 401 | 298 | 302 | 317 | 301 | 279 | 249 |
| RENEWALS | 38 | 8,404 | 8,586 | 29,260 | 2,877 | 362 | 288 | 196 | 140 | 80 | 57 | 49 |
| SPONSOR CHG. | 945 | 766 | 892 | 881 | 616 | 498 | 617 | 688 | 848 | 1,458 | 680 | 766 |
| 2024 TOTAL ACTIVE | 59,948 | 60,258 | 60,624 | 61,019 | 61,396 | 52,395 | 52,892 | 53,426 | 53,787 | 54,119 | 54,424 | 54,679 |

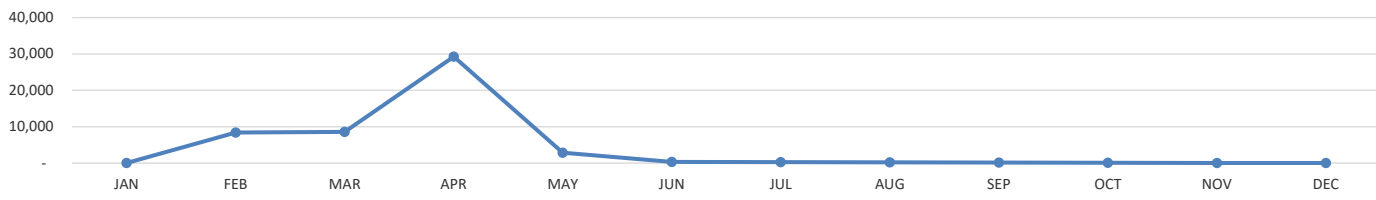
BROKER 2023

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| INITIAL LIC. | 332 | 330 | 529 | 291 | 408 | 449 | 290 | 413 | 313 | 348 | 308 | 268 |
| RENEWALS | 63 | 94 | 92 | 68 | 65 | 38 | 39 | 28 | 26 | 27 | 33 | 19 |
| SPONSOR CHG. | 1,093 | 1,083 | 1,035 | 759 | 1,016 | 633 | 612 | 673 | 697 | 855 | 793 | 808 |
| 2023 TOTAL ACTIVE | 55,551 | 55,885 | 56,478 | 56,866 | 57,311 | 57,725 | 57,999 | 58,383 | 58,682 | 59,061 | 59,344 | 59,595 |

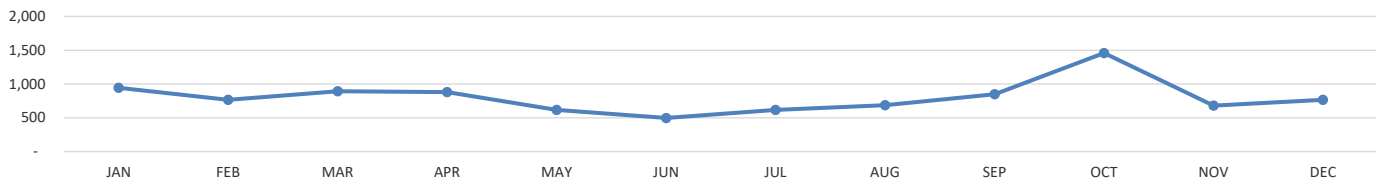
2024 Initial Broker Licenses Issued by Month



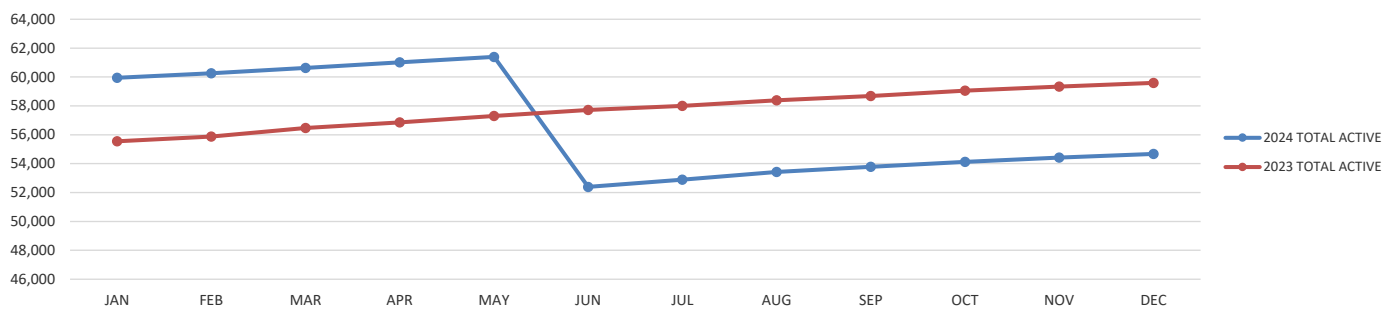
2024 Broker Renewals by Month



2024 Broker Sponsor Changes by Month



2024 v. 2023 Active Brokers by Month



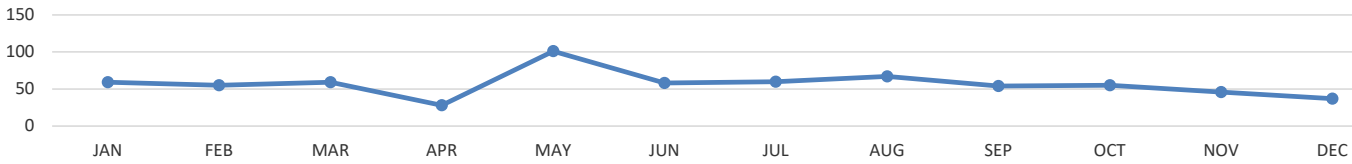
RESIDENTIAL LEASING AGENT 2024

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| INITIAL LIC. | 59 | 55 | 59 | 28 | 101 | 58 | 60 | 67 | 54 | 55 | 46 | 37 |
| RENEWALS | 4 | 13 | 2 | 12 | 494 | 489 | 1230 | 133 | 47 | 32 | 14 | 14 |
| SPONSOR CHG. | 25 | 32 | 52 | 40 | 32 | 40 | 69 | 42 | 51 | 47 | 25 | 28 |
| 2024 TOTAL ACTIVE | 3,425 | 3,483 | 3,531 | 3,593 | 3,672 | 3,727 | 3,786 | 3,855 | 2,723 | 2,809 | 2,862 | 2,915 |

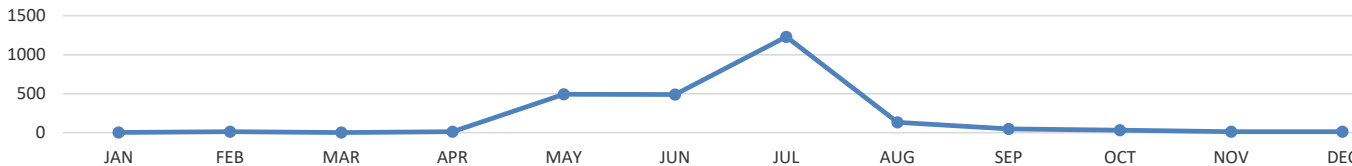
RESIDENTIAL LEASING AGENT 2023

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| INITIAL LIC. | 46 | 54 | 83 | 53 | 65 | 68 | 50 | 61 | 50 | 44 | 50 | 45 |
| RENEWALS | 24 | 15 | 18 | 13 | 16 | 14 | 11 | 14 | 10 | 8 | 5 | 6 |
| SPONSOR CHG. | 32 | 36 | 58 | 46 | 42 | 36 | 37 | 24 | 33 | 28 | 33 | 30 |
| 2023 TOTAL ACTIVE | 2,686 | 2,744 | 2,833 | 2,906 | 2,975 | 3,043 | 3,081 | 3,161 | 3,212 | 3,262 | 3,306 | 3,360 |

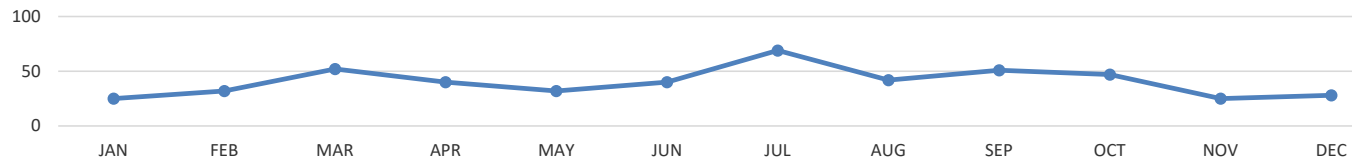
2024 Residential Leasing Agent Initial Licenses Issued by Month



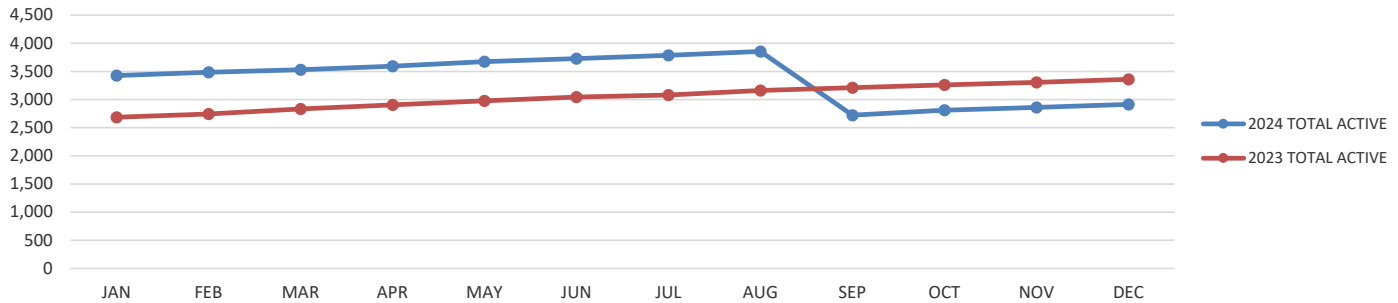
2024 Residential Leasing Agent Renewals by Month



2024 Residential Leasing Agent Sponsor Changes by Month



2024 v. 2023 Residential Leasing Agent Active License Count



as of...

11/30/2024 12/31/2024

| License prefix | License Type | Active Licenses | Active Licenses |
|----------------|----------------------------|-----------------|-----------------|
| 440 | Licensed Auctioneer | 238 | 239 |
| 441 | Licensed Auctioneer | 750 | 755 |
| 444 | Licensed Auction Firm | 197 | 198 |
| 445 | Licensed Auction CE School | 6 | 6 |
| 446 | Licensed Auction CE Course | 43 | 42 |
| Totals | | 1,234 | 1,240 |

| License prefix | License Type | Active Licenses | Active Licenses |
|----------------|---|-----------------|-----------------|
| 553 | Certified General Real Estate Appraiser | 1,399 | 1,403 |
| 555 | Licensed Appraiser Education Provider | 17 | 17 |
| 556 | Certified Residential Real Estate Appraiser | 1,716 | 1,717 |
| 557 | Associate Real Estate Trainee Appraiser | 349 | 350 |
| 558 | Appraisal Management Company | 140 | 140 |
| 572 | Temporary Practice Real Estate Appraiser | 41 | 43 |
| 573 | Licensed Appraiser Pre-Lic Course | 102 | 102 |
| 575 | Licensed Appraiser CE Course | 400 | 404 |
| Totals | | 4,164 | 4,176 |

| License prefix | License Type | Active Licenses | Active Licenses |
|----------------|--|-----------------|-----------------|
| 261 | LICENSED COMMUNITY ASSOCIATION MANAGER | 2,014 | 2,031 |
| 291 | Community Association Management Firm | 176 | 178 |
| 292 | CAM Education Sponsor | 5 | 9 |
| 293 | CAM CE Course | 14 | 20 |
| Totals | | 2,209 | 2,241 |

| License prefix | License Type | Active Licenses | Active Licenses |
|----------------|--|-----------------|-----------------|
| 450 | Licensed Home Inspector | 1,844 | 1,859 |
| 451 | Licensed Home Inspector Entity | 199 | 199 |
| 452 | Licensed Home Inspector Education Provider | 24 | 24 |
| 453 | Licensed Home Inspector Pre-License Course | 28 | 29 |
| 454 | Licensed Home Inspector CE Course | 159 | 170 |
| Totals | | 2,254 | 2,281 |

| | | |
|-----------------------|--------------|--------------|
| Total Licenses | 9,861 | 9,938 |
|-----------------------|--------------|--------------|

2024 Real Estate Examination Pass Rates

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|----------------------------------|-------------------|------|------|-----|------|------|------|------|-----|-----|------|------|-----|
| 2024 Managing Broker National | First Time | 54% | 73% | 70% | 69% | 81% | 64% | 63% | 53% | 60% | 64% | 57% | 59% |
| | First Time Takers | 19 | 32 | 33 | 35 | 26 | 21 | 12 | 10 | 12 | 28 | 23 | 34 |
| | Repeat | 58% | 57% | 71% | 42% | 59% | 53% | 44% | 45% | 36% | 55% | 42% | 35% |
| | Repeat Takers | 19 | 21 | 40 | 14 | 16 | 8 | 7 | 5 | 5 | 11 | 12 | 17 |
| 2024 Managing Broker State | First Time | 88% | 81% | 79% | 77% | 67% | 81% | 76% | 85% | 62% | 68% | 74% | 69% |
| | First Time Takers | 21 | 22 | 19 | 23 | 6 | 26 | 16 | 17 | 13 | 28 | 23 | 35 |
| | Repeat | 100% | 100% | 64% | 71% | 92% | 80% | 100% | 67% | 86% | 63% | 75% | 60% |
| | Repeat Takers | 4 | 8 | 9 | 10 | 11 | 8 | 3 | 2 | 6 | 8 | 4 | 10 |
| Managing Broker Reciprocity Exam | First Time | 67% | 100% | 42% | 83% | 100% | 75% | 100% | 25% | 50% | 100% | 100% | 75% |
| | First Time Takers | 4 | 4 | 5 | 10 | 7 | 3 | 7 | 1 | 1 | 1 | 3 | 4 |
| | Repeat | 100% | 0% | 50% | 100% | 0% | 100% | 0% | 0% | 0% | 0% | 0% | 0% |
| | Repeat Takers | 2 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 |

| | | | | | | | | | | | | | |
|-------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2024 Broker National | First Time | 56% | 59% | 49% | 51% | 50% | 51% | 50% | 49% | 52% | 54% | 52% | 47% |
| | First Time Takers | 224 | 244 | 239 | 253 | 237 | 214 | 176 | 186 | 184 | 369 | 417 | 376 |
| | Repeat | 40% | 34% | 32% | 33% | 33% | 32% | 34% | 30% | 37% | 31% | 33% | 29% |
| | Repeat Takers | 143 | 118 | 153 | 145 | 157 | 132 | 117 | 102 | 118 | 327 | 313 | 286 |
| 2024 Broker State | First Time | 61% | 60% | 57% | 59% | 53% | 58% | 50% | 54% | 51% | 57% | 59% | 53% |
| | First Time Takers | 159 | 184 | 189 | 203 | 163 | 242 | 217 | 233 | 211 | 417 | 462 | 431 |
| | Repeat | 48% | 50% | 55% | 45% | 50% | 40% | 47% | 43% | 41% | 46% | 40% | 39% |
| | Repeat Takers | 110 | 117 | 152 | 110 | 143 | 134 | 87 | 95 | 75 | 224 | 192 | 171 |
| Broker Reciprocity Exam | First Time | 83% | 76% | 74% | 69% | 64% | 53% | 72% | 60% | 81% | 73% | 75% | 79% |
| | First Time Takers | 25 | 25 | 23 | 27 | 18 | 20 | 23 | 12 | 22 | 22 | 28 | 19 |
| | Repeat | 57% | 67% | 83% | 57% | 50% | 44% | 63% | 45% | 50% | 29% | 64% | 50% |
| | Repeat Takers | 4 | 4 | 5 | 4 | 5 | 4 | 5 | 4 | 4 | 7 | 11 | 6 |

| | | | | | | | | | | | | | |
|------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Leasing Agent National | First Time | 62% | 52% | 54% | 52% | 49% | 42% | 47% | 49% | 46% | 51% | 54% | |
| | First Time Takers | 40 | 46 | 37 | 47 | 46 | 35 | 35 | 41 | 35 | 71 | 97 | 65 |
| | Repeat | 42% | 60% | 52% | 46% | 43% | 29% | 36% | 44% | 44% | 38% | 44% | 46% |
| | Repeat Takers | 21 | 38 | 23 | 26 | 32 | 21 | 33 | 32 | 24 | 64 | 50 | 54 |

| | | | | | | | | | | | | | |
|-------------------------|-------------------|------|------|------|------|------|------|----|------|------|------|-----|-----|
| RE Instructors National | First Time | 67% | 0% | 67% | 100% | 100% | 0% | 0% | 0% | 50% | 100% | 33% | 50% |
| | First Time Takers | 2 | 0 | 2 | 3 | 4 | 0 | 0 | 0 | 1 | 1 | 3 | 4 |
| | Repeat | 0% | 100% | 67% | 0% | 100% | 100% | 0% | 50% | 100% | 0% | 0% | 0% |
| | Repeat Takers | 0 | 1 | 2 | 0 | 1 | 1 | 1 | 0 | 1 | 1 | 0 | 0 |
| RE Instructors State | First Time | 100% | 0% | 100% | 100% | 100% | 0% | 0% | 50% | 0% | 33% | 75% | |
| | First Time Takers | 1 | 0 | 1 | 2 | 2 | 1 | 0 | 0 | 1 | 2 | 3 | 4 |
| | Repeat | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 100% | 0% | 0% | |
| | Repeat Takers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 |

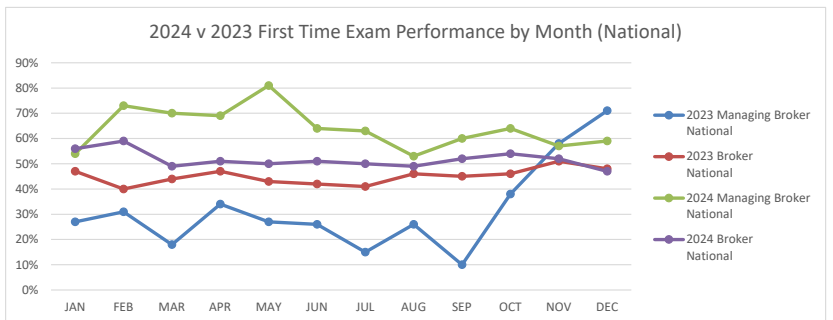
2023 Real Estate Examination Pass Rates

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|----------------------------------|-------------------|-----|------|-----|------|------|------|------|-----|------|------|------|-----|
| 2023 Managing Broker National | First Time | 27% | 31% | 18% | 34% | 27% | 26% | 15% | 26% | 10% | 38% | 58% | 71% |
| | First Time Takers | 37 | 32 | 40 | 35 | 43 | 31 | 27 | 34 | 29 | 26 | 25 | 34 |
| | Repeat | 28% | 23% | 27% | 26% | 33% | 35% | 33% | 23% | 31% | 54% | 50% | 35% |
| | Repeat Takers | 47 | 40 | 56 | 46 | 43 | 52 | 36 | 52 | 48 | 46 | 30 | 34 |
| 2023 Managing Broker State | First Time | 82% | 79% | 68% | 85% | 86% | 85% | 76% | 74% | 75% | 86% | 73% | 86% |
| | First Time Takers | 22 | 19 | 25 | 20 | 22 | 13 | 17 | 19 | 16 | 14 | 11 | 22 |
| | Repeat | 50% | 64% | 70% | 100% | 100% | 90% | 80% | 82% | 50% | 55% | 86% | 71% |
| | Repeat Takers | 6 | 11 | 10 | 6 | 2 | 10 | 5 | 11 | 4 | 11 | 7 | 7 |
| Managing Broker Reciprocity Exam | First Time | 57% | 100% | 94% | 55% | 83% | 100% | 70% | 57% | 75% | 100% | 100% | 25% |
| | First Time Takers | 7 | 3 | 16 | 11 | 6 | 3 | 10 | 7 | 8 | 2 | 2 | 4 |
| | Repeat | 0% | 0% | 50% | 0% | 50% | 0% | 100% | 50% | 100% | 0% | 50% | 0% |
| | Repeat Takers | 0 | 0 | 2 | 2 | 2 | 0 | 1 | 2 | 1 | 0 | 2 | 2 |

| | | | | | | | | | | | | | |
|-------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2023 Broker National | First Time | 47% | 40% | 44% | 47% | 43% | 42% | 41% | 46% | 45% | 46% | 51% | 48% |
| | First Time Takers | 522 | 502 | 581 | 573 | 582 | 524 | 464 | 486 | 430 | 413 | 383 | 398 |
| | Repeat | 32% | 29% | 33% | 30% | 30% | 29% | 31% | 29% | 31% | 38% | 41% | 35% |
| | Repeat Takers | 388 | 491 | 580 | 555 | 520 | 536 | 481 | 487 | 436 | 447 | 403 | 392 |
| 2023 Broker State | First Time | 60% | 55% | 57% | 56% | 58% | 53% | 54% | 59% | 57% | 59% | 58% | 55% |
| | First Time Takers | 361 | 351 | 426 | 374 | 391 | 344 | 280 | 317 | 275 | 248 | 255 | 271 |
| | Repeat | 47% | 43% | 47% | 52% | 45% | 41% | 47% | 47% | 47% | 50% | 48% | 49% |
| | Repeat Takers | 223 | 271 | 285 | 292 | 271 | 286 | 251 | 249 | 244 | 269 | 223 | 231 |
| Broker Reciprocity Exam | First Time | 81% | 74% | 63% | 75% | 71% | 79% | 72% | 71% | 75% | 75% | 48% | 65% |
| | First Time Takers | 31 | 27 | 41 | 36 | 28 | 29 | 39 | 28 | 32 | 19 | 21 | 20 |
| | Repeat | 19% | 38% | 50% | 75% | 80% | 44% | 50% | 50% | 63% | 47% | 42% | 67% |
| | Repeat Takers | 16 | 8 | 10 | 16 | 5 | 9 | 8 | 14 | 8 | 15 | 12 | 3 |

| | | | | | | | | | | | | | |
|------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Leasing Agent National | First Time | 48% | 58% | 50% | 56% | 56% | 65% | 49% | 50% | 47% | 53% | 50% | 62% |
| | First Time Takers | 60 | 76 | 102 | 78 | 73 | 94 | 72 | 74 | 59 | 64 | 74 | 60 |
| | Repeat | 26% | 60% | 47% | 44% | 43% | 36% | 52% | 43% | 58% | 44% | 44% | 35% |
| | Repeat Takers | 61 | 55 | 62 | 54 | 57 | 47 | 50 | 63 | 38 | 52 | 57 | 46 |

| | | | | | | | | | | | | | |
|-------------------------|-------------------|-----|------|-----|------|------|------|------|------|-----|-----|------|------|
| RE Instructors National | First Time | 40% | 25% | 29% | 100% | 33% | 0% | 25% | 100% | 40% | 60% | 50% | 0% |
| | First Time Takers | 5 | 4 | 7 | 1 | 3 | 2 | 8 | 1 | 5 | 5 | 3 | 0 |
| | Repeat | 50% | 50% | 33% | 60% | 100% | 0% | 29% | 0% | 33% | 33% | 60% | 100% |
| | Repeat Takers | 5 | 2 | 9 | 5 | 1 | 0 | 7 | 3 | 3 | 9 | 5 | 1 |
| RE Instructors State | First Time | 67% | 75% | 83% | 100% | 0% | 100% | 100% | 100% | 67% | 80% | 100% | 0% |
| | First Time Takers | 3 | 4 | 6 | 1 | 2 | 1 | 3 | 1 | 3 | 5 | 3 | 0 |
| | Repeat | 0% | 100% | 0% | 0% | 0% | 50% | 0% | 50% | 0% | 33% | 0% | 0% |
| | Repeat Takers | 0 | 1 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 3 | 2 | 0 |



2024 Real Estate Examination Pass Rates

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|----------------------------------|-------------------|------|------|-----|------|------|------|------|-----|-----|------|------|-----|
| 2024 Managing Broker National | First Time | 54% | 73% | 70% | 69% | 81% | 64% | 63% | 53% | 60% | 64% | 57% | 59% |
| | First Time Takers | 19 | 32 | 33 | 35 | 26 | 21 | 12 | 10 | 12 | 28 | 23 | 34 |
| | Repeat | 58% | 57% | 71% | 42% | 59% | 53% | 44% | 45% | 36% | 55% | 42% | 35% |
| | Repeat Takers | 19 | 21 | 40 | 14 | 16 | 8 | 7 | 5 | 5 | 11 | 12 | 17 |
| 2024 Managing Broker State | First Time | 88% | 81% | 79% | 77% | 67% | 81% | 76% | 85% | 62% | 68% | 74% | 69% |
| | First Time Takers | 21 | 22 | 19 | 23 | 6 | 26 | 16 | 17 | 13 | 28 | 23 | 35 |
| | Repeat | 100% | 100% | 64% | 71% | 92% | 80% | 100% | 67% | 86% | 63% | 75% | 60% |
| | Repeat Takers | 4 | 8 | 9 | 10 | 11 | 8 | 3 | 2 | 6 | 8 | 4 | 10 |
| Managing Broker Reciprocity Exam | First Time | 67% | 100% | 42% | 83% | 100% | 75% | 100% | 25% | 50% | 100% | 100% | 75% |
| | First Time Takers | 4 | 4 | 5 | 10 | 7 | 3 | 7 | 1 | 1 | 1 | 3 | 4 |
| | Repeat | 100% | 0% | 50% | 100% | 0% | 100% | 0% | 0% | 0% | 0% | 0% | 0% |
| | Repeat Takers | 2 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 |

| | | | | | | | | | | | | | |
|-------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2024 Broker National | First Time | 56% | 59% | 49% | 51% | 50% | 51% | 50% | 49% | 52% | 54% | 52% | 47% |
| | First Time Takers | 224 | 244 | 239 | 253 | 237 | 214 | 176 | 186 | 184 | 369 | 417 | 376 |
| | Repeat | 40% | 34% | 32% | 33% | 33% | 32% | 34% | 30% | 37% | 31% | 33% | 29% |
| | Repeat Takers | 143 | 118 | 153 | 145 | 157 | 132 | 117 | 102 | 118 | 327 | 313 | 286 |
| 2024 Broker State | First Time | 61% | 60% | 57% | 59% | 53% | 58% | 50% | 54% | 51% | 57% | 59% | 53% |
| | First Time Takers | 159 | 184 | 189 | 203 | 163 | 242 | 217 | 233 | 211 | 417 | 462 | 431 |
| | Repeat | 48% | 50% | 55% | 45% | 50% | 40% | 47% | 43% | 41% | 46% | 40% | 39% |
| | Repeat Takers | 110 | 117 | 152 | 110 | 143 | 134 | 87 | 95 | 75 | 224 | 192 | 171 |
| Broker Reciprocity Exam | First Time | 83% | 76% | 74% | 69% | 64% | 53% | 72% | 60% | 81% | 73% | 75% | 79% |
| | First Time Takers | 25 | 25 | 23 | 27 | 18 | 20 | 23 | 12 | 22 | 22 | 28 | 19 |
| | Repeat | 57% | 67% | 83% | 57% | 50% | 44% | 63% | 45% | 50% | 29% | 64% | 50% |
| | Repeat Takers | 4 | 4 | 5 | 4 | 5 | 4 | 5 | 4 | 4 | 7 | 11 | 6 |

| | | | | | | | | | | | | | |
|------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Leasing Agent National | First Time | 62% | 52% | 54% | 52% | 52% | 49% | 42% | 47% | 49% | 46% | 51% | 54% |
| | First Time Takers | 40 | 46 | 37 | 47 | 46 | 35 | 35 | 41 | 35 | 71 | 97 | 65 |
| | Repeat | 42% | 60% | 52% | 46% | 43% | 29% | 36% | 44% | 44% | 38% | 44% | 46% |
| | Repeat Takers | 21 | 38 | 23 | 26 | 32 | 21 | 33 | 32 | 24 | 64 | 50 | 54 |

| | | | | | | | | | | | | | |
|-------------------------|-------------------|------|------|------|------|------|------|----|-----|------|------|-----|-----|
| RE Instructors National | First Time | 67% | 0% | 67% | 100% | 100% | 0% | 0% | 0% | 50% | 100% | 33% | 50% |
| | First Time Takers | 2 | 0 | 2 | 3 | 4 | 0 | 0 | 0 | 1 | 1 | 3 | 4 |
| | Repeat | 0% | 100% | 67% | 0% | 100% | 100% | 0% | 50% | 100% | 0% | 0% | 0% |
| | Repeat Takers | 0 | 1 | 2 | 0 | 1 | 1 | 1 | 0 | 1 | 1 | 0 | 0 |
| RE Instructors State | First Time | 100% | 0% | 100% | 100% | 100% | 100% | 0% | 0% | 50% | 0% | 33% | 75% |
| | First Time Takers | 1 | 0 | 1 | 2 | 2 | 1 | 0 | 0 | 1 | 2 | 3 | 4 |
| | Repeat | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 100% | 0% | 0% |
| | Repeat Takers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 |

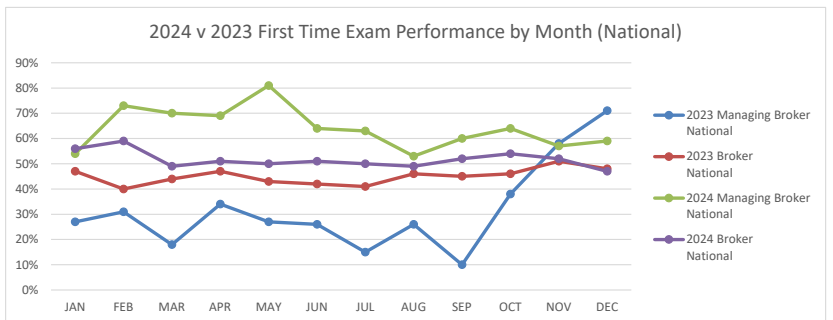
2023 Real Estate Examination Pass Rates

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|----------------------------------|-------------------|-----|------|-----|------|------|------|------|-----|------|------|------|-----|
| 2023 Managing Broker National | First Time | 27% | 31% | 18% | 34% | 27% | 26% | 15% | 26% | 10% | 38% | 58% | 71% |
| | First Time Takers | 37 | 32 | 40 | 35 | 43 | 31 | 27 | 34 | 29 | 26 | 25 | 34 |
| | Repeat | 28% | 23% | 27% | 26% | 33% | 35% | 33% | 23% | 31% | 54% | 50% | 35% |
| | Repeat Takers | 47 | 40 | 56 | 46 | 43 | 52 | 36 | 52 | 48 | 46 | 30 | 34 |
| 2023 Managing Broker State | First Time | 82% | 79% | 68% | 85% | 86% | 85% | 76% | 74% | 75% | 86% | 73% | 86% |
| | First Time Takers | 22 | 19 | 25 | 20 | 22 | 13 | 17 | 19 | 16 | 14 | 11 | 22 |
| | Repeat | 50% | 64% | 70% | 100% | 100% | 90% | 80% | 82% | 50% | 55% | 86% | 71% |
| | Repeat Takers | 6 | 11 | 10 | 6 | 2 | 10 | 5 | 11 | 4 | 11 | 7 | 7 |
| Managing Broker Reciprocity Exam | First Time | 57% | 100% | 94% | 55% | 83% | 100% | 70% | 57% | 75% | 100% | 100% | 25% |
| | First Time Takers | 7 | 3 | 16 | 11 | 6 | 3 | 10 | 7 | 8 | 2 | 2 | 4 |
| | Repeat | 0% | 0% | 50% | 0% | 50% | 0% | 100% | 50% | 100% | 0% | 50% | 0% |
| | Repeat Takers | 0 | 0 | 2 | 2 | 2 | 0 | 1 | 2 | 1 | 0 | 2 | 2 |

| | | | | | | | | | | | | | |
|-------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2023 Broker National | First Time | 47% | 40% | 44% | 47% | 43% | 42% | 41% | 46% | 45% | 46% | 51% | 48% |
| | First Time Takers | 522 | 502 | 581 | 573 | 582 | 524 | 464 | 486 | 430 | 413 | 383 | 398 |
| | Repeat | 32% | 29% | 33% | 30% | 30% | 29% | 31% | 29% | 31% | 38% | 41% | 35% |
| | Repeat Takers | 388 | 491 | 580 | 555 | 520 | 536 | 481 | 487 | 436 | 447 | 403 | 392 |
| 2023 Broker State | First Time | 60% | 55% | 57% | 56% | 58% | 53% | 54% | 59% | 57% | 59% | 58% | 55% |
| | First Time Takers | 361 | 351 | 426 | 374 | 391 | 344 | 280 | 317 | 275 | 248 | 255 | 271 |
| | Repeat | 47% | 43% | 47% | 52% | 45% | 41% | 47% | 47% | 47% | 50% | 48% | 49% |
| | Repeat Takers | 223 | 271 | 285 | 292 | 271 | 286 | 251 | 249 | 244 | 269 | 223 | 231 |
| Broker Reciprocity Exam | First Time | 81% | 74% | 63% | 75% | 71% | 79% | 72% | 71% | 75% | 75% | 48% | 65% |
| | First Time Takers | 31 | 27 | 41 | 36 | 28 | 29 | 39 | 28 | 32 | 19 | 21 | 20 |
| | Repeat | 19% | 38% | 50% | 75% | 80% | 44% | 50% | 50% | 63% | 47% | 42% | 67% |
| | Repeat Takers | 16 | 8 | 10 | 16 | 5 | 9 | 8 | 14 | 8 | 15 | 12 | 3 |

| | | | | | | | | | | | | | |
|------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Leasing Agent National | First Time | 48% | 58% | 50% | 56% | 56% | 65% | 49% | 50% | 47% | 53% | 50% | 62% |
| | First Time Takers | 60 | 76 | 102 | 78 | 73 | 94 | 72 | 74 | 59 | 64 | 74 | 60 |
| | Repeat | 26% | 60% | 47% | 44% | 43% | 36% | 52% | 43% | 58% | 44% | 44% | 35% |
| | Repeat Takers | 61 | 55 | 62 | 54 | 57 | 47 | 50 | 63 | 38 | 52 | 57 | 46 |

| | | | | | | | | | | | | | |
|-------------------------|-------------------|-----|------|-----|------|------|------|------|------|-----|-----|------|------|
| RE Instructors National | First Time | 40% | 25% | 29% | 100% | 33% | 0% | 25% | 100% | 40% | 60% | 50% | 0% |
| | First Time Takers | 5 | 4 | 7 | 1 | 3 | 2 | 8 | 1 | 5 | 5 | 3 | 0 |
| | Repeat | 50% | 50% | 33% | 60% | 100% | 0% | 29% | 0% | 33% | 33% | 60% | 100% |
| | Repeat Takers | 5 | 2 | 9 | 5 | 1 | 0 | 7 | 3 | 3 | 9 | 5 | 1 |
| RE Instructors State | First Time | 67% | 75% | 83% | 100% | 0% | 100% | 100% | 100% | 67% | 80% | 100% | 0% |
| | First Time Takers | 3 | 4 | 6 | 1 | 2 | 1 | 3 | 1 | 3 | 5 | 3 | 0 |
| | Repeat | 0% | 100% | 0% | 0% | 0% | 50% | 0% | 50% | 0% | 33% | 0% | 0% |
| | Repeat Takers | 0 | 1 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 3 | 2 | 0 |



**DRE EXAMINATION UNIT
STATISTICAL REPORT FOR THE MONTH OF DECEMBER 2024**

**AS PREPARED FOR READ BOARD
JANUARY 2025**

Licenses that have not yet had an examination in the Chicago Area region are continuing to be assigned to the non-Chicago area region examiners. In the effort to accelerate the number of examinations to be conducted, *Brokerage Verification Reports* are being emailed to these licensees. The *BVR* report allows the examiner to assess the level of activity of the licensee then complete the examination process by email or schedule an on-site examination. Examiners are also completing onsite examinations in their region as well as working off-site examinations in the Chicago Region.

The total number of initial examinations closed in DECEMBER was: **17 files**.

INITIAL EXAMINATIONS COMPLETED

RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – NOT PRACTICING

TOTAL COMPLETED: 2

An examination conducted by mail and the licensee has not performed licensed real estate activity within the past three years.

RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – PRACTICING

TOTAL COMPLETED: 11

An examination conducted by mail and the licensee has performed licensed real estate activity within the past three years.

RESOLUTION TYPE: INSPECTED – NOT PRACTICING

TOTAL COMPLETED: 3

An on-site examination has been conducted and the licensee has not performed licensed real estate activity within the past three years.

RESOLUTION TYPE: INSPECTED – PRACTICING

TOTAL COMPLETED: 0

An on-site examination has been conducted and the licensee has performed licensed real estate activity within the past three years.

RESOLUTION TYPE: NOT INSPECTED

TOTAL CLOSED: 1

This category is comprised of licensees not requiring a complete examination. This includes licensees that are out-of-state residents, deceased licensees, companies that are out of business (or license status has become "inactive") or change of sponsorship.

RESOLUTION TYPE: REFERRED TO SUPERVISOR

TOTAL CLOSED: 0

This category is comprised of licensees that have either not responded to a *Brokerage Verification Report* after two attempts from the examiner or has failed to appear for the scheduled on-site examination after two attempts.

RESOLUTION TYPE: SUPERVISOR REFERRAL TO PROSECUTION

TOTAL CLOSED: 0

This category is comprised of licensees that have not responded to a *Brokerage Verification Report* after three attempts from the supervisor. In these instances, the licensee has either failed to notify IDFPR of their correct address or failed to respond.

FOLLOW-UP EXAMINATIONS COMPLETED BY EXAMINER

Initial examinations conducted wherein violations have been found are required to show compliance. Completed in December:

| | | |
|---|-------------------------|-----------|
| RESOLUTION TYPE: IN COMPLIANCE | TOTAL COMPLETED: | 24 |
| RESOLUTION TYPE: ACKNOWLEDGEMENT PAGE ONLY | TOTAL COMPLETED: | 0 |

EXAMINATIONS REFERRED TO SUPERVISOR – CLOSED

Licenses with remaining issues after an initial examination and follow-up or licensees that are unresponsive are referred to supervisor for review and further action. Completed in September:

| | | |
|---|-------------------------|----------|
| RESOLUTION TYPE: ISSUES RESOLVED | TOTAL COMPLETED: | 0 |
| RESOLUTION TYPE: REFERRED TO SUPERVISOR | TOTAL COMPLETED: | 1 |
| RESOLUTION TYPE: DISCIPLINARY ACTION ON LICENSE | TOTAL COMPLETED: | 0 |
| RESOLUTION TYPE: MISCELLANEOUS | TOTAL COMPLETED: | 0 |
| RESOLUTION TYPE: Returned to Examiner w/ Instruction | TOTAL COMPLETED: | 0 |
| RESOLUTION TYPE: Referred to Prosecutions | TOTAL COMPLETED: | 0 |

December 2024
READ
Complaint Report

| Column1 | New RE Complaints | New RE Complaints Assigned To Investigations | Complaints Closed At Intake Review | RE Matters Closed At CCR |
|-----------|-------------------|--|------------------------------------|--------------------------|
| January | 38 | 11 | 18 | 9 |
| February | 65 | 32 | 27 | 6 |
| March | 57 | 33 | 21 | 3 |
| April | 49 | 18 | 17 | 14 |
| May | 43 | 16 | 23 | 4 |
| June | 42 | 19 | 14 | 9 |
| July | 49 | 17 | 25 | 7 |
| August | 46 | 21 | 19 | 6 |
| September | 29 | 14 | 8 | 7 |
| October | 49 | 19 | 25 | 5 |
| November | 46 | 20 | 18 | 8 |
| December | 44 | 20 | 17 | 7 |
| Total | 557 | 240 | 232 | 85 |
| | | | | |

December 2025
Prosecutions Report

| Column1 | Pending/Open RE Cases | RE cases 2 months or less | RE Cases over 3 months | RE Cases over 6 months | RE Cases Over 9 months | RE Cases Over 12 months | RE Cases over 24 months | New RE Cases Rec'd | Complaints filed | Informal Conferences held | Formal Hearings held | RE Cases Closed | CLOSED: Admin | CLOSED: Admin Warning Letter | Closed: Order | Closed: Consent Order | CLOSED: Non-Disc Order | CLOSED: Income Tax | Motion of Rehearing Filed |
|-----------|-----------------------|---------------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|--------------------|------------------|---------------------------|----------------------|-----------------|---------------|------------------------------|---------------|-----------------------|------------------------|--------------------|---------------------------|
| January | 84 | 24 | 19 | 21 | 8 | 8 | 4 | 15 | 12 | 0 | 0 | 16 | 2 | 4 | 2 | 3 | 1 | 3 | 1 |
| February | 80 | 24 | 18 | 12 | 14 | 8 | 4 | 15 | 2 | 0 | 1 | 19 | 5 | 0 | 3 | 6 | 1 | 4 | 0 |
| March | 78 | 35 | 14 | 9 | 10 | 7 | 3 | 25 | 9 | 2 | 0 | 27 | 9 | 0 | 0 | 15 | 0 | 3 | 0 |
| April | 83 | 45 | 12 | 9 | 6 | 9 | 2 | 24 | 3 | 1 | 0 | 19 | 4 | 0 | 1 | 4 | 4 | 6 | 0 |
| May | 85 | 59 | 5 | 6 | 6 | 7 | 2 | 27 | 3 | 2 | 0 | 25 | 3 | 0 | 2 | 8 | 3 | 9 | 0 |
| June | 102 | 52 | 29 | 7 | 2 | 10 | 2 | 31 | 3 | 0 | 0 | 14 | 3 | 1 | 2 | 3 | 2 | 3 | 0 |
| July | 97 | 36 | 42 | 4 | 3 | 9 | 3 | 14 | 5 | 1 | 0 | 19 | 1 | 2 | 3 | 1 | 2 | 10 | 0 |
| August | 88 | 23 | 39 | 13 | 1 | 9 | 3 | 14 | 2 | 0 | 0 | 23 | 3 | 0 | 1 | 7 | 4 | 8 | 0 |
| September | 104 | 60 | 22 | 10 | 1 | 8 | 3 | 59 | 5 | 0 | 0 | 43 | 31 | 0 | 1 | 0 | 1 | 10 | 0 |
| October | 95 | 53 | 17 | 12 | 2 | 9 | 2 | 17 | 3 | 4 | 0 | 26 | 10 | 1 | 0 | 1 | 1 | 13 | 0 |
| November | 112 | 49 | 35 | 16 | 2 | 9 | 1 | 43 | 1 | 3 | 1 | 26 | 3 | 0 | 3 | 5 | 0 | 15 | 0 |
| December | 120 | 70 | 23 | 13 | 4 | 9 | 1 | 41 | 0 | 2 | 1 | 33 | 7 | 0 | 5 | 3 | 0 | 18 | 0 |
| Total | | | | | | | | 325 | 48 | 15 | 3 | 290 | 81 | 8 | 23 | 56 | 19 | 102 | 1 |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 0 | | | | | | | |