Terms and Statuses
Used by Division of Real Estate
In the License System
Revised 07/2011

The following terms or statuses may be seen when using the License Portal for the DBPR – Division of Real Estate:

**Primary Statuses - you may see for a license:**

**Applicant** - the individual or organization has applied for a license but has not yet been approved.

**Exam Eligible** - the applicant has been approved to proceed with the next licensure requirement (e.g. examination).

**Current** - the licensee is up to date with respect to the department's requirements for licensure (e.g. renewals).

**Involuntary Inactive** - the licensee has not completed a timely renewal of their license. (e.g. past their expiration date)

**Null & Void** - the licensee has failed to renew several times. To operate under the terms of this license again, the licensee would have to reapply for licensure.

**License Authority Voided** - the licensee has not been timely in meeting their obligations to the department. This is used on multiple broker licenses, multiple instructor permits, branch offices, additional locations, real estate brokerages, upgrading of licenses – when a license is no longer in use.

**Probation** - the licensee has been placed on probation by the department as part of a disciplinary action or as a condition of licensure.

**Suspended** - the licensee's work privileges have been suspended for a specified period of time.

**Revoked** - the licensee no longer meets the department's requirements to operate under the associated license.

**Vol. Relinquish** - the licensee has returned their current license as notification that they no longer desire to possess the license. We use this when we receive a written communication from a licensee stating they wish to retire or no longer wish to be a licensee. We do a check of our enforcement system to make sure there are no outstanding complaints or cases. If there are we will forward the letter to the enforcement team or legal team for handling.
Primary Statuses - you may see for a license continued:

Deceased - the department was notified that the licensee is now deceased and therefore updated the license record. We usually require a copy of the death certificate or obituary.

Secondary Statuses – You may see follow the primary statuses above:

Active - the licensee is allowed to operate under the associated license.

Inactive - the licensee has met the department's requirements for licensure but is not allowed to work under this license. Licenses are usually inactive if the person or organization wants to remain in good standing while they pursue other ventures. In order to return to an active status, the individual or organization would simply have to notify the department and complete any outstanding requirements, such as continuing education or complete required forms.

Note about secondary statuses – This status will not change automatically if someone fails to renew. The status will remain whatever status it was prior to the license expiring unless it is manually updated.

A licensee should always refer to their primary status first then look at the secondary status. If a licensee is Involuntary Inactive in their primary status, then they have failed to comply with renewal requirements and may not operate regardless of what the secondary status reflects.
Statuses you can operate under:

**Current/Active** – This means a licensee has met all renewal requirements and that the license is associated with another license or may have a modifier that indicates they are a sole proprietor, or are a licensed or certified appraiser.

**Note** – A licensee that requires their license to be associated with another license to operate should always verify their association by clicking “View Related License Information” when doing a license search or in their online account. NEVER ASSUME YOUR LICENSE IS WITH THE APPROPRIATE BROKER/BROKERAGE OR LICENSED OR CERTIFIED APPRAISER OR SCHOOL.

**Probation/Active** – This means a licensee has been disciplined but is able to continue to operate with their associated license or in their appropriate capacity – sole proprietor, licensed appraiser, certified residential or certified general appraisers. The above Note applies in this situation as well – make sure the license is properly associated.

Statuses you cannot operate under:

**Current/Inactive** – This means a licensee has met all renewal requirements but is not actively practicing real estate services.

**Involuntary Inactive/Active** – This means a licensee has not met renewal requirements and prior to the expiration of the license they were practicing real estate services. Upon the license expiring, they no longer are valid to operate until the licensee has complied with their renewal requirements.

**Involuntary Inactive/Inactive** – This means a licensee has not met renewal requirements and prior to the expiration of the license they were not practicing real estate services. The licensee will not be able to change their status until the requirements for renewal have been met. **Note** – Whether a licensee is active or inactive in their license status to keep the license in a valid status “Current Status” they must meet renewal requirements.

**Suspended/Active** – This means a licensee’s work privileges have been suspended and prior to the action they may have been associated with another license. This is a system glitch and has to be manually updated when discovered. We run a report to locate these type errors and make the appropriate correction to the license.

**Suspended/Inactive** – This means a licensee’s work privileges have been suspended. The secondary status for appraisers is required in order for it to be reported to the Federal Registry appropriately.
Statuses you cannot operate under continued:

**License Authority Voided** - the licensee has not been timely in meeting their obligations to the department. This is used on multiple broker licenses, multiple instructor permits, branch offices, additional locations, real estate brokerages, upgrading of licenses – when a license is no longer in use.

**Null & Void** - the licensee has failed to renew several times. To operate under the terms of this license again, the licensee would have to reapply for licensure.

**Revoked** - the licensee no longer meets the department's requirements to operate under the associated license.

**Vol. Relinquish** - the licensee has returned their current license as notification that they no longer desire to possess the license. We use this when we receive a written communication from a licensee stating they wish to retire or no longer wish to be a licensee. We do a check of our enforcement system to make sure there are no outstanding complaints or cases. If there are we will forward the letter to the enforcement team or legal team for handling.