

MREC

MISSISSIPPI REAL ESTATE COMMISSION



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MREC

- THE MISSISSIPPI REAL ESTATE COMMISSION (MREC) OVERSEES THE RESIDENTIAL AND COMMERCIAL REAL ESTATE INDUSTRY IN MISSISSIPPI, LICENSING BROKERS AND SALESPERSONS.
- IT ENSURES PROFESSIONAL AND ETHICAL TRANSACTIONS THROUGH COMPREHENSIVE TESTING AND CONTINUING EDUCATION FOR LICENSEES AND POTENTIAL LICENSEES.
- MREC ENFORCES STATE LAW, AND FURTHER PROTECTS CONSUMERS WITH A SET OF RULES, INVESTIGATING RULE VIOLATIONS AND UNETHICAL PRACTICES.
- IT ALSO MONITORS REAL ESTATE COMMERCE BETWEEN LICENSED BROKERS IN MISSISSIPPI AND OTHER STATES.

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WHO ARE THEY?

- 5 COMMISSIONERS
- FOUR (4) CONGRESSIONAL DISTRICTS
 - ONE (1) MEMBER-AT-LARGE

ADMINISTRATOR AND STAFF



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MREC'S PRIMARY MISSION

TO PROTECT THE PUBLIC

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WHO DOES MREC OVERSEE?

MREC OVERSEES ALL REAL ESTATE LICENSEES AND LICENSED HOME INSPECTORS.

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POST-LICENSE AND CONTINUING EDUCATION (CE)

30 HOURS OF POST-LICENSE EDUCATION ARE REQUIRED WITHIN 1 YEAR OF OBTAINING A NEW SALESPERSONS OR BROKERS LICENSE.

THE LICENSEE IS RESPONSIBLE FOR THEIR CONTINUING EDUCATION HOURS AND GETTING THEM COMPLETED BEFORE THE LICENSE IS DUE FOR RENEWAL.

IF THE LICENSEE FAILS TO HAVE THE CORRECT AMOUNT OF CE NEEDED PRIOR TO THE EXPIRATION DATE, HIS/HER LICENSE IS AUTOMATICALLY PLACE ON INACTIVE STATUS.

EDUCATION MUST BE FROM AN MREC-APPROVED SOURCE.

IN-PERSON, VIRTUAL CLASSROOM OR ONLINE.

16 HOURS OF CE ARE NEEDED EVERY 2 YEARS.

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WHAT IS AN MREC COMPLAINT?

An MREC Complaint is filed when it is thought that a State Law or MREC Rule is broken by a real estate licensee or home inspector.



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WHO CAN FILE A COMPLAINT?

ANY LICENSEE OR CONSUMER OR THE COMMISSION ITSELF. ANYONE MAY FILE A COMPLAINT WITH MREC. EITHER THE LICENSEE OR THE CONSUMER MAY FILL OUT THE FORMS, OR THEY MAY RETAIN AN ATTORNEY TO DO IT. OF COURSE, MREC MAY, ON ITS OWN MOTION, OPEN AN INVESTIGATION AND FILE A COMPLAINT.



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THE COMPLAINT PROCESS FOR THE PUBLIC:

VISIT
MREC.MS.GOV/FORMS
AND FOLLOW THE
STEPS TO FILE A
COMPLAINT.

INSTRUCTIONS FOR COMPLETING THE SWORN STATEMENT/COMPLAINT FORM

NOTE: This form is used when a member of the public or a real estate licensee wants to file a formal complaint against a Mississippi real estate licensee.

- **NAME OF COMPLAINANT:** This is the name and address of the person making the complaint.
- **NAME OF BROKER:** This is the name and address of the broker who is being complained upon.
- **NAME OF SALESPERSON:** This is the full name and address of the salesperson who is being complained upon. If there is more than one salesperson, use the second line. If not, do not use the second subsequent name line.
- The complaint narrative should be thorough and detailed. Begin the complaint on the line included on the form. If more space is needed, continue the complaint on separate pages. If the full narrative will not fit on the form, please print "Etc." with the complaint on this page. Start the full narrative on a separate page and make a note below to "see attached."
- Include ALL supporting documents or photos (for example include: listing contract, purchase contract, property disclosures, property inspections, etc.)

BEFORE MAILING, BE SURE THE FOLLOWING HAVE BEEN ADDRESSED:

- Complaint **MUST** be typed or printed. If it is printed, be sure handwriting is **VERY** CLEAR.
- The **ORIGINAL** must be mailed to MREC, at its Office, Box 12465, Jackson, MS 39226 or to 4783 E.5 North, Leflore's Bluff Trace, Suite 300, Jackson, MS 39211.
- The complainant(s) should have the signature(s) notarized and must be received by MREC within 60 days of the entry date.

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THE COMPLAINT PROCESS FOR LICENSEES:

DISCUSS WITH YOUR BROKER VISIT MREC.MS.GOV/FORMS AND FOLLOW THE STEPS to FILE A COMPLAINT.

INSTRUCTIONS FOR COMPLETING THE SWORN STATEMENT/COMPLAINT FORM

NOTE: This form is used when a member of the public or a real estate licensee wants to file a formal complaint against a Mississippi real estate licensee.

- **NAME OF COMPLAINT:** This is the name and address of the person making the complaint.
- **NAME OF BROKER:** This is the name and address of the broker who is being complained against.
- **NAME OF SALESPERSON:** This is the full name and address of the salesperson who is being complained against. If there is more than one salesperson, list the second last. If not, do not use the second salesperson name line.
- The complaint number should be thoroughly and distinctly stamped on the form included in this form. If more space is needed for the stamp, do so on the reverse page. If the full statement will not fit on the form when placed in the envelope, use the reverse page. Start the full statement on a separate page and make a note below to "see other(s)".
- Attach ALL supporting documents in photo, examples include: listing contract, purchase contract, property disclosure, property inspection, etc.)

BEFORE MAILING, BE SURE THE FOLLOWING HAVE BEEN ADDRESSED:

- Complaint MUST be typed or printed. If it is printed, be sure handwriting is VERY CLEAR.
- The **SWORN** must be received by MREC at 4400 Old Hwy. 1200, Jackson, MS 39209 or to 270 S.W. 2nd St., L'Angeles Mail Center, Suite 700, Jackson, MS 39201.
- The complaint should have the appropriate signature and must be received by MREC within 60 days of the source date.

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WHAT TO DO IF A COMPLAINT IS FILED AGAINST YOU:

- MREC RECIVES THE COMPLAINT AND NOTIFIES ALL AGENTS AND BROKERS INVOLVED.
- ALL AGENTS AND BROKERS MUST RESPOND TO THE COMPLAINT WITH A WRITTEN STATEMENT AND ANY AND ALL DOCUMENTATION WITHIN 10 DAYS.
- AFTER REVIEWING THE INFORMATION, AND CONDUCTING AN INVESTIGATION, MREC INVESTIGATOR WILL ISSUE AN EXECUTIVE SUMMARY.
- THE LICENSEE MAY BE OFFERED AN AGREED ORDER IN LIEU OF A HEARING



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IF A VIOLATION IS FOUND

SHOULD THERE BE A NEED FOR A HEARING THERE ARE TWO PLACES A HEARING CAN BE HELD AND THE BROKER HAS THE RIGHT TO CHOOSE.

- MREC COMMISSION HEARING PANEL WITH COMMISSIONERS, ADMINISTRATORS AND MREC ATTORNEY(S).
- ADMINISTRATIVE HEARING OFFICER OPTION NEW OPTION AS OF JULY 2022

ATTORNEY GENERAL'S OFFICE WILL ASSIGN ATTORNEYS FOR OVERSEEING THE HEARING.



LICENSEES HAVE THE RIGHT TO HAVE AN ATTORNEY REPRESENT AND ACCOMPANY THEM AT ANY HEARINGS.

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ADMINISTRATIVE HEARING OFFICER OPTION



UNDER THIS OPTION THE ADMINISTRATIVE HEARING OFFICER HAS THE SAME POWER AS THE REAL ESTATE COMMISSION HEARING PANEL IN REGARD TO THE OUTCOME OF THE HEARING.



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By state statute, MREC has the authority to oversee real estate and home inspector licensees in Mississippi.

Your attention to state law and MREC Rules & Regulations can keep you in compliance and help you care for your clients ethically and responsibly.

You may find current State Law, Rules & Regulations here:

<https://www.mrec.ms.gov/license-law/>



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RESOURCE PAGE

- Welcome to the Mississippi Real Estate Commission - Mississippi Real Estate Commission (<http://mrec.ms.gov>)
- Commissioners - Mississippi Real Estate Commission (ms.gov) Forms - Mississippi Real Estate Commission
- SWORN STATEMENT/COMPLAINT FOR FILING WITH THE (ms.gov)
- mrec_rules_and_regulations_july_2019.pdf (ms.gov)
- RULESforFinal_OLRCApprovedPDF-1.pdf (ms.gov)
- MREC_LICENSE_LAW_March_14_2023.pdf (ms.gov)

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