STATE REAL ESTATE COMMISSION
POST OFFICE BOX 2649
HARRISBURG, PA 17105-2649
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BROKER COURSE INFORMATION

All real estate courses must qualify in accordance with Section 35.271 of the Rules and Regulations of the State Real Estate Commission in order to be applied toward the 16 credits, 240 hours of instruction, in professional real estate education required for the broker examination.

The Commission strongly recommends that educational institutions implement the Commission recommended uniform titles, minimal content outline and clock hours for courses in the areas of study listed in Section 35.271.(2).

Students submitting transcripts from educational institutions implementing this recommendation should experience no difficulties in the qualification of their credits for the broker examination requirements.

Students submitting transcripts from educational institutions who have not implemented this recommendation could experience difficulty in the qualifications of their credits for the broker examination requirements.

It is the responsibility of the administrator of a college, university or accredited institute of higher learning, or director of a real estate school to determine that the real estate courses offered by that educational institution qualify.

Whenever the responsible administrator of a college, university, or accredited institute of higher learning determines that a qualifying real estate course will be offered as part of the educational institution's curriculum, the responsible administrator should immediately submit to the Commission a COURSE APPROVAL APPLICATION (SPOA 2137.IL or 2137.DE).

Whenever the director of a real estate school determines that a qualifying real estate course will be offered as part of the school's curriculum, the director is required to immediately submit to the Commission a COURSE APPROVAL APPLICATION (SPOA 2137.IL or 2137.DE).

A real estate school is required to maintain at its administrative office all records relative to the qualifications of their courses including the course content outline. These records must be available for review by the Commission's representative when monitoring the real estate program of the school.

RESIDENTIAL CONSTRUCTION (30 hours)

Minimum Content Outline

I. History and Trends in Housing

II. Construction Terminology

III. Construction Laws
- A. Zoning
- B. Building Codes
- C. Environmental Impact and Hazardous Conditions
- D. Energy Conservation
- E. Other Governmental Regulations

IV. Subdividing and Development
- A. Site Selection and Analysis
  - 1. Soil, sewage, percolation
- B. Evaluating Acquisition and Development Costs
- C. Subdividing and Recording Subdivisions and Covenants
- D. Municipal Approval Process

V. Architecture and Design
- A. Architectural Styles
- B. Roof Designs
- C. Floorplans
- D. Blueprints and Specifications

VI. Estimating Costs and Bidding Contracts

VII. Site Preparation
- A. Clearing and Rough Grading
- B. Excavation
  - 1. Foundation
  - 2. Sewage and utilities
- C. Water and Sewage

VIII. Building Components and Materials
- A. Footers and Foundations
- B. Framing Systems
- C. Exterior Materials
- D. Interior Walls
- E. Floor
- F. Roof System
- G. Insulation
- H. Waterproofing
- I. Windows

IX. Mechanical Systems
- A. Plumbing
- B. Electrical Service
- C. Heat/Air Conditioning

X. The Construction Process

XI. Structural Defects

XII. Amenities
- A. Appliances
- B. Wall and Floor Coverings
- C. Other Site Improvements
  1. Paving and landscaping
  2. Pools, garages or other customary in the market

XIII. Financing and Marketing New Construction