

1-1 By: Menéndez, Schwertner S.B. No. 1577  
1-2 (In the Senate - Filed March 3, 2023; March 16, 2023, read  
1-3 first time and referred to Committee on Business & Commerce;  
1-4 April 6, 2023, reported adversely, with favorable Committee  
1-5 Substitute by the following vote: Yeas 11, Nays 0; April 6, 2023,  
1-6 sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			
1-18	X			
1-19	X			

1-20 COMMITTEE SUBSTITUTE FOR S.B. No. 1577 By: Menéndez

1-21 A BILL TO BE ENTITLED  
1-22 AN ACT

1-23 relating to the Texas Real Estate Research Center, the Real Estate  
1-24 Research Advisory Committee, the Texas Real Estate Commission, and  
1-25 the Texas Appraiser Licensing and Certification Board; increasing a  
1-26 fee; authorizing a fee.

1-27 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-28 SECTION 1. The heading to Subchapter C, Chapter 86,  
1-29 Education Code, is amended to read as follows:

1-30 SUBCHAPTER C. TEXAS REAL ESTATE RESEARCH CENTER

1-31 SECTION 2. Section 86.51, Education Code, is amended to  
1-32 read as follows:

1-33 Sec. 86.51. TEXAS REAL ESTATE RESEARCH CENTER. The Texas  
1-34 Real Estate Research Center [~~There~~] is established at Texas A&M  
1-35 University [~~a Real Estate Research Center, hereinafter referred to~~  
1-36 ~~as the center~~]. The operating budget, staffing, and activities of  
1-37 the center shall be approved by the board of regents of The Texas  
1-38 A&M University System.

1-39 SECTION 3. Section 86.52, Education Code, is amended by  
1-40 amending Subsections (c), (d), (e), (f), (h), (i), (j), (k), and (l)  
1-41 and adding Subsection (m) to read as follows:

1-42 (c) Members [~~Except for the initial appointees, members~~] of  
1-43 the advisory committee hold office for staggered terms of six  
1-44 years, with the terms of three members expiring on January 31 of  
1-45 each odd-numbered year. [~~In making the initial appointments, the~~  
1-46 ~~governor shall designate three members, including two~~  
1-47 ~~representatives of the real estate industry and one representative~~  
1-48 ~~of the general public, for terms expiring in 1973, three for terms~~  
1-49 ~~expiring in 1975, and three for terms expiring in 1977.] Any  
1-50 vacancy shall be filled by appointment for the unexpired portion of  
1-51 the term. Each member shall serve until the member's [~~his~~]  
1-52 successor is qualified.~~

1-53 (d) The presiding officer [~~chairman~~] of the Texas Real  
1-54 Estate Commission, or a member of the commission designated by the  
1-55 presiding officer [~~him~~], shall serve as an ex officio, nonvoting  
1-56 member of the advisory committee.

1-57 (e) The advisory committee shall elect a presiding officer  
1-58 and an assistant presiding officer from the committee's [~~its~~]  
1-59 membership, and each officer shall serve for a term of one year.

1-60 (f) [~~The first meeting of the advisory committee shall be~~

2-1 ~~called by the president of Texas A & M University or his designated~~  
 2-2 ~~representative.]~~ The advisory committee shall meet not less than  
 2-3 semiannually, and in addition on call of the committee's presiding  
 2-4 officer [~~its chairman~~], [~~or~~] on petition of any six of the  
 2-5 committee's [~~its~~] members, or on call of the executive director of  
 2-6 the center [~~president of Texas A & M University~~] or the executive  
 2-7 director's [~~his~~] designated representative.

2-8 (h) The executive director of the center [~~president of Texas~~  
 2-9 ~~A & M University~~] or the executive director's [~~his~~] designated  
 2-10 representative shall submit to the advisory committee in advance of  
 2-11 each fiscal year a budget for expenditures of all funds provided for  
 2-12 the center in a form that is related to the proposed schedule of  
 2-13 activities for the review and approval of the advisory committee.  
 2-14 The proposed budget approved by the advisory committee shall be  
 2-15 forwarded with the comments of the committee to the board of  
 2-16 directors of The Texas A&M [~~A & M~~] University System prior to its  
 2-17 action on the proposed budget, and the board of directors of The  
 2-18 Texas A&M [~~A & M~~] University System shall not authorize any  
 2-19 expenditure that has not had the prior approval of the advisory  
 2-20 committee.

2-21 (i) The president of Texas A&M [~~A & M~~] University or the  
 2-22 president's [~~his~~] designated representative shall submit to the  
 2-23 advisory committee for its review and approval a research agenda at  
 2-24 the beginning of each fiscal year and shall continuously inform the  
 2-25 advisory committee of changes in its substance and scheduling.

2-26 (j) Each member of the advisory committee [~~board~~] is  
 2-27 entitled to a per diem as provided in the center's budget [~~set by~~  
 2-28 ~~legislative appropriation~~] for each day that the member engages in  
 2-29 the business of the committee [~~board~~]. A member is entitled to [~~may~~  
 2-30 ~~not receive any~~] compensation for transportation and travel  
 2-31 expenses, including expenses for meals and lodging[, ~~other than~~  
 2-32 ~~transportation expenses~~]. A member is entitled to compensation for  
 2-33 transportation expenses] as provided in [~~prescribed by~~] the  
 2-34 center's budget [~~General Appropriations Act~~].

2-35 (k) Except as provided by Subsection (l), the [~~The~~] advisory  
 2-36 committee is subject to Chapter 551, Government Code, Chapter 2001,  
 2-37 Government Code, and the provisions of Chapter 572, Government  
 2-38 Code.

2-39 (l) The advisory committee may conduct a meeting by  
 2-40 conference call or virtually through a third-party Internet  
 2-41 application as long as members of the general public are able to  
 2-42 participate in the meeting, and any discussions during the meeting,  
 2-43 if the meeting is not permitted to be conducted as a closed meeting  
 2-44 under Chapter 551, Government Code.

2-45 (m) The financial transactions of the center are subject to  
 2-46 audit by the state auditor in accordance with Chapter 321,  
 2-47 Government Code.

2-48 SECTION 4. Section 1101.0045, Occupations Code, is amended  
 2-49 to read as follows:

2-50 Sec. 1101.0045. EQUITABLE INTERESTS IN REAL PROPERTY. (a)  
 2-51 A person may acquire an option or an interest in a contract to  
 2-52 purchase real property and then sell or offer to sell the option or  
 2-53 assign or offer to assign the contract without holding a license  
 2-54 issued under this chapter if the person:

2-55 (1) does not use the option or contract to purchase to  
 2-56 engage in real estate brokerage; and

2-57 (2) discloses in writing the nature of the equitable  
 2-58 interest to any seller or potential buyer.

2-59 (b) A person selling or offering to sell an option or  
 2-60 assigning or offering to assign an interest in a contract to  
 2-61 purchase real property without disclosing the nature of that  
 2-62 interest as provided by Subsection (a)(2) [~~to a potential buyer~~] is  
 2-63 engaging in real estate brokerage.

2-64 SECTION 5. Section 1101.054, Occupations Code, is amended  
 2-65 to read as follows:

2-66 Sec. 1101.054. OFFICIAL OATH. Not later than the 15th  
 2-67 calendar day after the date of appointment, each appointee must  
 2-68 take the constitutional oath of office.

2-69 SECTION 6. Section 1101.152(a), Occupations Code, is

3-1 amended to read as follows:

3-2 (a) The commission shall adopt rules to charge and collect  
 3-3 fees in amounts reasonable and necessary to cover the costs of  
 3-4 administering this chapter and the real estate recovery trust  
 3-5 account as required by this chapter, including a fee for:  
 3-6 (1) filing an original application for a broker  
 3-7 license;  
 3-8 (2) renewal of a broker license;  
 3-9 (3) filing an original application for a sales agent  
 3-10 license;  
 3-11 (4) renewal of a sales agent license;  
 3-12 (5) registration as an easement or right-of-way agent;  
 3-13 (6) filing an application for a license examination;  
 3-14 (7) filing a request for a change of place of business,  
 3-15 change of name, return to active status, or change of sponsoring  
 3-16 broker;  
 3-17 (8) filing a request to replace a lost or destroyed  
 3-18 license or certificate of registration;  
 3-19 (9) filing an application for approval of an education  
 3-20 program under Subchapter G;  
 3-21 (10) annual operation of an education program under  
 3-22 Subchapter G;  
 3-23 (11) transcript evaluation;  
 3-24 (12) preparing a license or registration history;  
 3-25 (13) filing a request for a determination of fitness  
 3-26 to engage in a profession the commission regulates; ~~and~~  
 3-27 (14) conducting a criminal history check for issuing  
 3-28 or renewing a license; and  
 3-29 (15) registering as a business entity under Section  
 3-30 1101.355(d).

3-31 SECTION 7. Section 1101.154(a), Occupations Code, is  
 3-32 amended to read as follows:

3-33 (a) The fee for the issuance or renewal of a:  
 3-34 (1) broker license is the amount of the fee set under  
 3-35 Section 1101.152 and an additional \$70 fee for each year of the term  
 3-36 for which the license is issued or renewed;  
 3-37 (2) sales agent license is the amount of the fee set  
 3-38 under Section 1101.152 and an additional \$20 fee for each year of  
 3-39 the term for which the license is issued or renewed; and  
 3-40 (3) certificate of registration is the amount of the  
 3-41 fee set under Section 1101.152 and an additional \$20 fee for each  
 3-42 year of the term for which the certificate is issued or renewed.

3-43 SECTION 8. The heading to Section 1101.355, Occupations  
 3-44 Code, is amended to read as follows:

3-45 Sec. 1101.355. ADDITIONAL GENERAL ELIGIBILITY REQUIREMENTS  
 3-46 FOR BUSINESS ENTITIES; REGISTRATION OF CERTAIN BUSINESS ENTITIES.

3-47 SECTION 9. Section 1101.355, Occupations Code, is amended  
 3-48 by adding Subsections (d) and (e) to read as follows:

3-49 (d) Notwithstanding Subsection (c) or any other law, a  
 3-50 business entity is not required to be licensed under this chapter if  
 3-51 the business entity:

3-52 (1) receives compensation on behalf of a broker or  
 3-53 sales agent licensed under this chapter that is earned by the  
 3-54 license holder while engaged in real estate brokerage;

3-55 (2) performs no other acts of a broker;

3-56 (3) is:

3-57 (A) a limited liability company as defined by  
 3-58 Section 101.001, Business Organizations Code; or

3-59 (B) an S corporation as defined by 26 U.S.C.  
 3-60 Section 1361;

3-61 (4) is registered with the commission; and

3-62 (5) is at least 51 percent owned by the license holder  
 3-63 on whose behalf the entity receives compensation.

3-64 (e) The commission shall adopt rules providing for the  
 3-65 registration of a business entity described by Subsection (d).

3-66 SECTION 10. Sections 1101.356(a) and (b-1), Occupations  
 3-67 Code, are amended to read as follows:

3-68 (a) An applicant for a broker license must provide to the  
 3-69 commission satisfactory evidence that the applicant:

4-1 (1) has had at least four years of active experience  
4-2 [~~in this state~~] as a license holder during the 60 months preceding  
4-3 the date the application is filed; and

4-4 (2) has successfully completed the number of hours of  
4-5 qualifying real estate and related courses required by commission  
4-6 rule, not to exceed [at least] 60 semester hours[~~7~~] or equivalent  
4-7 classroom hours[~~7 of postsecondary education, including:~~

4-8 [~~(A) at least 18 semester hours or equivalent~~  
4-9 ~~classroom hours of qualifying real estate courses, two semester~~  
4-10 ~~hours of which must consist of a real estate brokerage course~~  
4-11 ~~completed not more than two years before the application date; and~~

4-12 [~~(B) at least 42 semester hours of qualifying~~  
4-13 ~~real estate courses or related courses accepted by the commission].~~

4-14 (b-1) The commission by rule shall establish what  
4-15 constitutes active experience for purposes of this section [~~and~~  
4-16 Section 1101.357].

4-17 SECTION 11. Section 1101.358(a), Occupations Code, is  
4-18 amended to read as follows:

4-19 (a) An applicant for a sales agent license must provide to  
4-20 the commission satisfactory evidence that the applicant has  
4-21 completed at least 12 semester hours, or equivalent classroom  
4-22 hours, of [~~postsecondary~~] education consisting of:

4-23 (1) at least four semester hours of qualifying real  
4-24 estate courses on principles of real estate; and

4-25 (2) at least two semester hours of each of the  
4-26 following qualifying real estate courses:

- 4-27 (A) agency law;
- 4-28 (B) contract law;
- 4-29 (C) contract forms and addendums; and
- 4-30 (D) real estate finance.

4-31 SECTION 12. Section 1101.451(d), Occupations Code, is  
4-32 amended to read as follows:

4-33 (d) Except as provided by Subsection (e), a renewal fee for  
4-34 a license under this chapter may not exceed, calculated on an annual  
4-35 basis, the amount of the sum of the fees established under Sections  
4-36 1101.152 and[~~7~~] 1101.154[~~7 and 1101.603~~].

4-37 SECTION 13. Section 1101.603(f), Occupations Code, is  
4-38 amended to read as follows:

4-39 (f) To ensure the availability of a sufficient amount to pay  
4-40 anticipated claims on the trust account, the commission by rule may  
4-41 provide for the collection of fees or assessments from an applicant  
4-42 for an original license or certificate of registration or from a  
4-43 license or certificate holder at the next renewal to credit to the  
4-44 trust account [at different times and under conditions other than  
4-45 those specified by this chapter].

4-46 SECTION 14. Sections 1101.610(a) and (b), Occupations Code,  
4-47 are amended to read as follows:

4-48 (a) Payments from the trust account for claims, including  
4-49 attorney's fees, interest, and court costs, arising out of a single  
4-50 transaction may not exceed a total of \$125,000 [~~\$50,000~~],  
4-51 regardless of the number of claimants.

4-52 (b) Payments from the trust account for claims based on  
4-53 judgments against a single license or certificate holder may not  
4-54 exceed a total of \$250,000 [~~\$100,000~~] until the license or  
4-55 certificate holder has reimbursed the trust account for all amounts  
4-56 paid.

4-57 SECTION 15. Section 1103.003(6), Occupations Code, is  
4-58 amended to read as follows:

4-59 (6) "Executive director" [~~"Commissioner"~~] means the  
4-60 executive director [commissioner] of the board [Texas Appraiser  
4-61 Licensing and Certification Board].

4-62 SECTION 16. Section 1103.0545(d), Occupations Code, is  
4-63 amended to read as follows:

4-64 (d) The executive director [commissioner] shall create a  
4-65 training manual that includes the information required by  
4-66 Subsection (b). The executive director [commissioner] shall  
4-67 distribute a copy of the training manual annually to each member of  
4-68 the board. Each member of the board shall sign and submit to the  
4-69 executive director [commissioner] a statement acknowledging that

5-1 the member received and has reviewed the training manual.

5-2 SECTION 17. Section 1103.057(c), Occupations Code, is  
5-3 amended to read as follows:

5-4 (c) If the executive director [~~commissioner~~] has knowledge  
5-5 that a potential ground for removal of an appointed board member  
5-6 exists, the executive director [~~commissioner~~] shall notify the  
5-7 presiding officer of the board of the potential ground. The  
5-8 presiding officer shall immediately notify the governor and the  
5-9 attorney general that a potential ground for removal exists. If the  
5-10 potential ground for removal involves the presiding officer, the  
5-11 executive director [~~commissioner~~] shall notify the next highest  
5-12 ranking officer of the board, who shall immediately notify the  
5-13 governor and the attorney general that a potential ground for  
5-14 removal exists.

5-15 SECTION 18. Subchapter C, Chapter 1103, Occupations Code,  
5-16 is amended to read as follows:

5-17 SUBCHAPTER C. EXECUTIVE DIRECTOR [~~COMMISSIONER~~] AND OTHER BOARD  
5-18 PERSONNEL

5-19 Sec. 1103.101. EXECUTIVE DIRECTOR [~~COMMISSIONER~~]. (a) The  
5-20 administrator of the Texas Real Estate Commission shall serve as  
5-21 executive director [~~commissioner~~].

5-22 (b) The board may delegate to the executive director  
5-23 [~~commissioner~~] the responsibility for administering this chapter  
5-24 and Chapter 1104, including the approval of consent orders and  
5-25 agreements.

5-26 Sec. 1103.102. OTHER BOARD PERSONNEL. In addition to the  
5-27 executive director [~~commissioner~~], the board may employ other  
5-28 officers and employees as necessary to administer this chapter and  
5-29 Chapter 1104.

5-30 Sec. 1103.103. SALARIES. The executive director  
5-31 [~~commissioner~~] shall determine the salaries of the officers and  
5-32 employees of the board.

5-33 Sec. 1103.104. DUTIES OF EXECUTIVE DIRECTOR  
5-34 [~~COMMISSIONER~~]. The executive director [~~commissioner~~] shall:

- 5-35 (1) disseminate information;
- 5-36 (2) administer rules adopted by the board under this  
5-37 chapter or Chapter 1104;
- 5-38 (3) review each application for a certificate or  
5-39 license and make a recommendation for final action to the board;
- 5-40 (4) review and make recommendations to the board  
5-41 regarding the adoption of rules relating to:
  - 5-42 (A) the examination required by Subchapter F;
  - 5-43 (B) education and experience requirements for  
5-44 issuance of certificates and licenses;
  - 5-45 (C) continuing education for a certified or  
5-46 licensed appraiser;
  - 5-47 (D) standards of professional practice and  
5-48 ethics for a certified or licensed appraiser;
  - 5-49 (E) standards for a real estate appraisal  
5-50 performed by a certified or licensed appraiser; and
  - 5-51 (F) the fees established by the board under  
5-52 Section 1103.156 or Section 1104.052;
- 5-53 (5) collect fees established by the board;
- 5-54 (6) manage the staff and employees of the board; and
- 5-55 (7) perform any other duty prescribed by the board  
5-56 under this chapter or Chapter 1104.

5-57 Sec. 1103.105. DIVISION OF RESPONSIBILITIES. The board  
5-58 shall develop and implement policies that clearly separate the  
5-59 policymaking responsibilities of the board and the management  
5-60 responsibilities of the executive director [~~commissioner~~] and the  
5-61 staff of the board.

5-62 SECTION 19. Section 1103.209(e), Occupations Code, is  
5-63 amended to read as follows:

5-64 (e) An applicant for a certificate or license under this  
5-65 chapter who is not a resident of this state must submit with the  
5-66 application an irrevocable consent that states that service of  
5-67 process in an action against the applicant arising out of the  
5-68 applicant's activities as a certified or licensed appraiser in this  
5-69 state may be made by delivery of the process to the executive

6-1 director [~~commissioner~~] if the plaintiff in the action, using due  
6-2 diligence, cannot obtain personal service on the applicant. If  
6-3 process is served as provided by this subsection, the executive  
6-4 director [~~commissioner~~] shall immediately send a copy of the  
6-5 material served on the executive director [~~commissioner~~] to the  
6-6 certified or licensed appraiser at the appraiser's address of  
6-7 record.

6-8 SECTION 20. Sections 1103.452(b) and (c), Occupations Code,  
6-9 are amended to read as follows:

6-10 (b) An investigator designated by the executive director  
6-11 [~~commissioner~~] shall investigate each allegation or formal  
6-12 complaint.

6-13 (c) If the board determines at any time that an allegation  
6-14 or formal complaint is inappropriate or without merit, the board or  
6-15 the executive director [~~commissioner~~] shall dismiss the complaint  
6-16 and may not take further action.

6-17 SECTION 21. Section 1103.458(c), Occupations Code, is  
6-18 amended to read as follows:

6-19 (c) A consent order must be:  
6-20 (1) approved by the board; and  
6-21 (2) signed by the executive director [~~commissioner~~]  
6-22 and the appraiser or appraiser trainee who is the subject of the  
6-23 complaint.

6-24 SECTION 22. Section 1103.459(c), Occupations Code, is  
6-25 amended to read as follows:

6-26 (c) A consent agreement must be:  
6-27 (1) approved by the board; and  
6-28 (2) signed by the executive director [~~commissioner~~]  
6-29 and the appraiser or appraiser trainee who is the subject of the  
6-30 complaint.

6-31 SECTION 23. Section 1103.5011, Occupations Code, is amended  
6-32 to read as follows:

6-33 Sec. 1103.5011. NOTICE OF VIOLATION AND PENALTY. (a) The  
6-34 executive director [~~commissioner~~] may send an appraiser against  
6-35 whom a complaint has been filed a notice of violation including:

- 6-36 (1) a summary of the alleged violation;
- 6-37 (2) the recommended sanction, including the amount of  
6-38 any administrative penalty sought; and
- 6-39 (3) a conspicuous notice that the respondent has the  
6-40 right to a hearing to contest the alleged violation, the  
6-41 recommended sanction, or both.

6-42 (b) Not later than the 20th day after the date the person  
6-43 receives the notice under Subsection (a), the person may:

- 6-44 (1) accept the executive director's [~~commissioner's~~]  
6-45 determination, including the recommended sanction; or
- 6-46 (2) request in writing a hearing, to be held under  
6-47 Chapter 2001, Government Code, on the occurrence of the violation,  
6-48 the sanction, or both.

6-49 SECTION 24. Section 1103.5012, Occupations Code, is amended  
6-50 to read as follows:

6-51 Sec. 1103.5012. PENALTY TO BE PAID OR HEARING REQUESTED. If  
6-52 the person accepts the executive director's [~~commissioner's~~]  
6-53 determination, or fails to respond in a timely manner to the notice,  
6-54 the board by order shall approve the determination and order  
6-55 payment of the recommended penalty, impose the recommended  
6-56 sanction, or both.

6-57 SECTION 25. Section 1103.507(a), Occupations Code, is  
6-58 amended to read as follows:

6-59 (a) The executive director [~~commissioner~~] shall issue a  
6-60 subpoena to compel the attendance of a witness or the production of  
6-61 records or other evidence if:

- 6-62 (1) a party to the proceeding requests the subpoena  
6-63 orally or in writing;
- 6-64 (2) the request specifies each item of evidence sought  
6-65 and the full name and address of each witness sought; and
- 6-66 (3) the party shows reasonable cause.

6-67 SECTION 26. Section 1103.521(a), Occupations Code, is  
6-68 amended to read as follows:

6-69 (a) The administrative law judge shall file the judge's

7-1 final decision in a contested case hearing with the executive  
7-2 director [~~commissioner~~].

7-3 SECTION 27. Section 5.086, Property Code, is transferred to  
7-4 Subchapter A, Chapter 5, Property Code, redesignated as Section  
7-5 5.0205, Property Code, and amended to read as follows:

7-6 Sec. 5.0205 [5.086]. EQUITABLE INTEREST DISCLOSURE.

7-7 Before entering into a contract to sell an option or assign an  
7-8 interest in a contract to purchase real property, a person [~~selling~~  
7-9 ~~an option or assigning an interest in a contract to purchase real~~  
7-10 ~~property~~] must disclose in writing to:

7-11 (1) any potential buyer that the person is selling  
7-12 only an option or assigning an interest in a contract and that the  
7-13 person does not have legal title to the real property; and

7-14 (2) the owner of the real property that the person  
7-15 intends to sell an option or assign an interest in a contract.

7-16 SECTION 28. The following provisions of the Occupations  
7-17 Code are repealed:

- 7-18 (1) Section 1101.357;
- 7-19 (2) Section 1101.360(a);
- 7-20 (3) Section 1101.361;
- 7-21 (4) Section 1101.406;
- 7-22 (5) Sections 1101.603(a) and (e);
- 7-23 (6) Section 1101.604(d); and
- 7-24 (7) Section 1103.259.

7-25 SECTION 29. Section 1101.154(a), Occupations Code, as  
7-26 amended by this Act, applies only to the issuance or renewal of a  
7-27 license or certificate of registration under Chapter 1101,  
7-28 Occupations Code, on or after the effective date of this Act.

7-29 SECTION 30. Sections 1101.356(a) and 1101.358(a),  
7-30 Occupations Code, as amended by this Act, apply only to an  
7-31 application for a license under Chapter 1101, Occupations Code,  
7-32 submitted on or after the effective date of this Act. An  
7-33 application submitted before the effective date of this Act is  
7-34 governed by the law in effect on the date the application was  
7-35 submitted, and the former law is continued in effect for that  
7-36 purpose.

7-37 SECTION 31. Section 1101.451(d), Occupations Code, as  
7-38 amended by this Act, applies only to the renewal of a license under  
7-39 Chapter 1101, Occupations Code, on or after the effective date of  
7-40 this Act. A license renewed before the effective date of this Act  
7-41 is governed by the law in effect on the date the license was  
7-42 renewed, and the former law is continued in effect for that purpose.

7-43 SECTION 32. This Act takes effect January 1, 2024.

7-44 \* \* \* \* \*