



Kauai Board of REALTORS®

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Aloha Brokers & Agents:

New and seasonal agents often are confused with titles they are using in their advertising and/or the role they play in the company. For starters, the 2020 Core B Mandatory Core course titled "The Principal Broker: The Buck Stops Here", may have answered a few questions, or it may have caused more confusion among the REALTOR® members and probably most licensees within the state.

Let's stick to the basics of understanding the type of license an agent holds. According to the State of Hawaii, Licensing Branch, there are 3 license types:

- RBO – Real Estate Branch Office
- RB – Real Estate Broker (May be an Individual, Office, or a Sole Proprietor)
- RS – Real Estate Salesperson

Each of the licensees within the real estate firm, holds a position title:

- PB – Principal Broker (this person is responsible for the "direct management and supervision of the brokerage firm and its real estate licensees")
- BIC – Broker-in-Charge (this person fills in when the Principal Broker is unable to provide "direct management and supervision of the brokerage firm and its real estate licensees")
- Real Estate Broker Salesperson
- Real Estate Salesperson

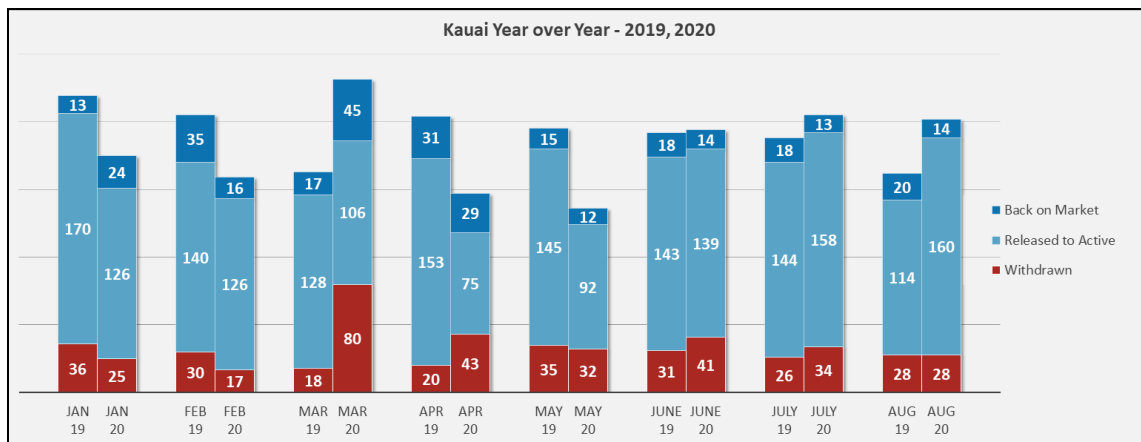
All licensees must hold an active, valid, in good standing license and must be affiliated with an active, valid, in good standing company who has an active, valid, in good standing Principal Broker or Broker-in-Charge who has direct supervision on the licensees that may receive compensation from a sale. To verify the status of an agent or an office, go to: <https://pvl.ehawaii.gov/pvlsearch/>.

All Real Estate Salespersons must work under the direct supervision of a Principal Broker or a Broker-in-Charge. If you are unsure of your role and/or responsibilities, ask your Principal Broker for a copy of their Office Policies. Each firm, whether a sole proprietor, Corporation or LLC should have an Office Policy Manual on file.

Finally, if you are renting properties, even those from your own portfolio, or if you have a roommate who has signed a rental agreement, your license requires that the rental contract run through the company whom you are licensed with.

As you move to completing your CE for this renewal year, remember that KBR offers you many options: <https://www.kauaiboard.com/ce-courses/>.

Enjoy your Labor Day Weekend everyone. The stats from Hawaii Information Service reflected on the next page show that you could use a day of R&R.



Aloha,

*Karen Ono*

Executive Officer  
Kauai Board of REALTORS®