



Reno/Sparks Association of REALTORS®

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State Business License Requirement

The Reno/Sparks Association of REALTORS® would like to remind **all** members that the state of Nevada requires all businesses (including real estate licensees operating as independent contractors under a broker) to have and maintain a State Business License issued by the Nevada Secretary of State's office. This license is in addition to your real estate license issued by the Real Estate Division.

Failure to have and maintain this license could put at risk your ability to continue to do business in Nevada, and carries with it significant fines and/or penalties. Please take a moment to check your records and make sure you are in compliance with this requirement. Please see the following information from the Secretary of State's website and a link to apply for or renew your State Business License:

Since October 1, 2009, filing and payment of the State Business License has been processed by the Secretary of State's office. Pursuant to AB 146 passed by the 2009 Nevada Legislature, and codified in NRS Chapter 76 - State Business License, the authority for the State Business License was transferred from the Department of Taxation to the Secretary of State. For entities that are required to file an initial or annual list of officers (Title 7 Entities) with the Secretary of State, you will be required to file for the State Business License at the time your list is due.

All other businesses, such as sole proprietors, general partnerships, or others not required to organize pursuant to Title 7 of the NRS, must file a new application or renew their existing State Business License with the Secretary of State's office after October 1, 2009. **Applications* and renewal forms for non-Title 7 entities may be found [here](#)** and may even be filed online if the red "Online!" link indicates online filing is available for that particular action and entity type. For further clarification, see [Nevada Business License Fee Frequently Asked Questions](#).

*Direct link to Sole Proprietor Application:

<http://www.nvsos.gov/Modules/ShowDocument.aspx?documentid=2898>

The Licenses you are REQUIRED to hold include:

1. Real Estate License issued by the Nevada Real Estate Division
2. Nevada State Business License issued by the Nevada Secretary of State's Office
3. In Reno, Sparks and Washoe County real estate agents are not required to hold an individual business license from these entities. But they must hold a Nevada State Business License. Brokers must hold a business license within the city(ies) or county in which they physically have a real estate office, as well as a Nevada State Business License.
4. Fernley requires that a real estate agent must be licensed either under the broker's business license or individually.

Please call the NVAR Legal Information Line if you have any questions. 800-748-6999 The NVAR Legal Information Line is available to all REALTOR® members as an NVAR member benefit.