

License Law



Change is constant in the real estate industry. To address and react to that change, Missouri REALTORS® consistently and methodically looks for ways to protect and assist both our members and the public we serve.

Small businesses are the economic engines of our economy. As such, our State and Federal governments have provided beneficial tax treatments geared toward supporting small business success.

Real estate practitioners are typically small business owners, who should be allowed to avail themselves of the same tax advantages allowed to other small business owners. Unfortunately, in Missouri, this has proven to be an onerous, if not impossible, option. In order to take advantage of the preferential tax treatment granted to certain business entities, such as Limited Liability Companies, Missouri licensees must procure a separate license for the business entity from the Real Estate Commission. However, this option is only available to a licensee who also holds a broker-officer licensee.



Missouri REALTORS® supports legislation to allow real estate licensees to maximize their ability to take advantage of tax benefits already afforded to other Missouri small business owners.



We also support giving additional guidance to licensees when advertising real property.

Legislation is currently pending in both the House and Senate that would allow any Missouri licensee to own an LLC and use it to receive compensation from their associated broker, without the additional requirement of licensing the business entity with the Real Estate Commission. Once deposited, the licensee could follow their tax professional’s advice on the treatment of those funds.

Another issue is the increasing use of “teams” or even individual licensees developing a consistent self-identifying marketing strategy. While these are practical marketing tools, occasionally situations arise where it is difficult for the consumer to determine the licensee’s associated broker.



Missouri REALTORS® supports amendments to the real estate license law, Chapter 339, that provide additional clarity for real estate licensees when advertising a property.

