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# Rules of Department of Economic Development

## Division 250—Missouri Real Estate Commission

### Chapter 1—Organization and Description of Commission

**4 CSR 250-1.010 General Organization**  
(Moved to 20 CSR 2250-1.010)

**4 CSR 250-1.020 Commission Compensation**  
(Rescinded August 28, 1994)

*AUTHORITY: section 339.120, RSMo 1986. Emergency rule filed Sept. 14, 1981, effective Sept. 28, 1981, expired Jan. 13, 1982, Original rule filed Sept. 14, 1981, effective Jan. 13, 1982. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Rescinded: Filed Feb. 2, 1994, effective Aug. 28, 1994.*

### Chapter 2—General Rules

**4 CSR 250-2.010 Definitions**  
(Moved to 20 CSR 2250-2.010)

**4 CSR 250-2.020 Commission Action**  
(Moved to 20 CSR 2250-2.020)

**4 CSR 250-2.030 Records**  
(Moved to 20 CSR 2250-2.030)

**4 CSR 250-2.040 Disputes**  
(Moved to 20 CSR 2250-2.040)

**4 CSR 250-2.050 Applications and Examinations**  
(Rescinded February 11, 1979)

*AUTHORITY: section 339.120, RSMo 1969. This version of rule filed Sept. 25, 1975, effective Oct. 15, 1975. Amended: Filed Aug. 16, 1976, effective Nov. 11, 1976. Amended: Filed Sept. 9, 1977, effective Jan. 13, 1978. Emergency amendment filed March 15, 1978, effective March 25, 1978, expired July 23, 1978. Amended: Filed March 15, 1978, effective June 11, 1978. Rescinded: Filed Nov. 14, 1978, effective Feb. 11, 1979.*

**4 CSR 250-2.060 Licenses**  
(Rescinded February 11, 1979)

*AUTHORITY: section 339.120, RSMo 1969. This version of rule filed Sept. 25, 1975, effective Oct. 15, 1975. Amended: Filed Aug. 16, 1976, effective Nov. 11, 1976. Rescinded: Filed Nov. 14, 1978, effective Feb. 11, 1979.*

**4 CSR 250-2.070 Fees**  
(Rescinded February 11, 1979)

*AUTHORITY: section 339.120, RSMo 1969. This version of rule filed Sept. 25, 1975, effective Oct. 15, 1975. Amended: Filed Aug. 16, 1976, effective Nov. 11, 1976. Amended: Filed Sept. 9, 1977, effective Jan. 13, 1978. Emergency amendment filed March 15, 1978, effective March 25, 1978, expired July 23, 1978. Amended: Filed March 15, 1978, effective June 11, 1978. Rescinded: Filed Nov. 14, 1978, effective Feb. 11, 1979.*

**4 CSR 250-2.080 General Brokerage**  
(Rescinded June 11, 1982)

*AUTHORITY: section 339.120, RSMo 1978. This version of rule filed Sept. 25, 1975, effective Oct. 15, 1975. Amended: Filed Aug. 16, 1976, effective Nov. 11, 1976. Rescinded: Filed March 15, 1982, effective June 11, 1982.*

### Chapter 3—Applications for License; License Examinations

**4 CSR 250-3.010 Applications for License**  
(Moved to 20 CSR 2250-3.010)

**4 CSR 250-3.020 License Examinations**  
(Moved to 20 CSR 2250-3.020)

### Chapter 4—Licenses

**4 CSR 250-4.010 Form and Contents**  
(Moved to 20 CSR 2250-4.010)

**4 CSR 250-4.020 Expiration and Renewal;  
Name and Address Changes**  
(Moved to 20 CSR 2250-4.020)

**4 CSR 250-4.030 Fictitious Name**  
(Moved to 20 CSR 2250-4.030)

**4 CSR 250-4.040 Individual License; Business Name; Inactive Brokers**  
(Moved to 20 CSR 2250-4.040)

**4 CSR 250-4.050 Broker-Salesperson and Salesperson Licenses; Transfers; Inactive Salespersons**  
(Moved to 20 CSR 2250-4.050)

**4 CSR 250-4.060 Salesperson License; Transfers**  
(Rescinded August 28, 1994)

*AUTHORITY: section 339.120, RSMo Supp. 1990. Original rule filed Nov. 14, 1978, effective Feb. 11, 1979. Emergency amendment filed Nov. 16, 1979, effective Nov. 26, 1979, expired March 12, 1980. Amended: Filed Nov. 16, 1979, effective March 13, 1980. Amended: Filed March 12, 1982, effective June 11, 1982. Amended: Filed Aug. 12, 1982, effective Nov. 11, 1982. Amended: Filed March 14, 1984, effective June 11, 1984. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed Sept. 1, 1989, effective Dec. 28, 1989. Amended: Filed Nov. 15, 1991, effective June 25, 1992. Rescinded: Filed Feb. 2, 1994, effective Aug. 28, 1994.*

**4 CSR 250-4.070 Partnership, Association or Corporation License**  
(Moved to 20 CSR 2250-4.070)



**4 CSR 250-4.075 Professional Corporations**

(Moved to 20 CSR 2250-4.075)

**4 CSR 250-4.080 Nonresident Licenses; Reciprocity; Process Agent**

(Moved to 20 CSR 2250-4.080)

## Chapter 5—Fees

**4 CSR 250-5.010 Payment**

(Moved to 20 CSR 2250-5.010)

**4 CSR 250-5.020 Application and License Fees**

(Moved to 20 CSR 2250-5.020)

**4 CSR 250-5.030 Miscellaneous Fees**

(Moved to 20 CSR 2250-5.030)

**4 CSR 250-5.040 Application Fees for School Accreditation and Course Approval**

(Moved to 20 CSR 2250-5.040)

## Chapter 6—Educational Requirements

**4 CSR 250-6.010 Course of Study Required**

(Rescinded September 30, 2006)

*AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Feb. 7, 1979, effective May 11, 1979. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-6.020 Content of Prelicense Courses**

(Rescinded September 30, 2006)

*AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed March 12, 1982, effective June 11, 1982. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Rescinded and readopted: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-6.030 Broker Course**

(Rescinded August 28, 1994)

*AUTHORITY: section 339.120, RSMo Supp. 1990. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed March 12, 1982, effective June 11, 1982. Amended: Filed Oct. 2, 1985, effective Dec.*

*26, 1985. Amended: Filed June 16, 1989, effective Sept. 28, 1989. Amended: Filed Nov. 15, 1991, effective June 25, 1992. Rescinded: Filed Feb. 2, 1994, effective Aug. 28, 1994.*

**4 CSR 250-6.040 General**

(Rescinded September 30, 2006)

*AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed March 14, 1984, effective June 11, 1984. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed March 17, 1986, effective June 28, 1986. Amended: Filed June 16, 1989, effective Sept. 28, 1989. Amended: Filed Sept. 1, 1989, effective Dec. 28, 1989. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-6.050 Correspondence Courses**

(Rescinded September 30, 2006)

*AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-6.060 Content of Salesperson and Broker Pre-Examination Courses and the Missouri Real Estate Practice Course**

(Moved to 20 CSR 2250-6.060)

## Chapter 7—Schools

**4 CSR 250-7.010 Standards for Real Estate School Accreditation and Renewal**

(Moved to 20 CSR 2250-7.010)

**4 CSR 250-7.020 Application for Accreditation**

(Moved to 20 CSR 2250-7.020)

**4 CSR 250-7.030 Correspondence Courses**

(Rescinded September 30, 2006)

*AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Nov. 14, 1978, effective March 11, 1979. Amended: Filed March 14, 1984, effective June 11, 1984. Amended: Filed June 16, 1989, effective Sept. 28, 1989. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-7.040 Accreditation; Renewals; Fees**

(Rescinded September 30, 2006)

*AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Feb. 7, 1979, effective May 11, 1979. Amended: Filed March 14, 1984, effective June 11, 1984. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed June 16, 1989, effective Sept. 28, 1989. Amended: Filed Nov. 15, 1991, effective June 25, 1992. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-7.050 Prohibition of Advertising or Solicitation**

(Rescinded September 30, 2006)

*AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed March 12, 1982, effective June 11, 1982. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-7.060 Instructor Standards**

(Moved to 20 CSR 2250-7.060)

**4 CSR 250-7.070 General Requirements**

(Moved to 20 CSR 2250-7.070)

**4 CSR 250-7.080 Additional Requirements for Approved Schools Offering Distance Delivered Courses**

(Moved to 20 CSR 2250-7.080)

**4 CSR 250-7.090 Investigation and Review of Accredited Schools and Approved Courses**

(Moved to 20 CSR 2250-7.090)

## Chapter 8—Business Conduct and Practice

**4 CSR 250-8.010 Place of Business**

(Moved to 20 CSR 2250-8.010)

**4 CSR 250-8.020 Broker Supervision and Improper Use of License and Office**

(Moved to 20 CSR 2250-8.020)

**4 CSR 250-8.030 Branch Offices**

(Moved to 20 CSR 2250-8.030)

**4 CSR 250-8.040 Sales Manager**

(Moved to 20 CSR 2250-8.040)

**4 CSR 250-8.050 Clerical Personnel**

(Moved to 20 CSR 2250-8.050)

**4 CSR 250-8.060 Display of License**

(Moved to 20 CSR 2250-8.060)

**4 CSR 250-8.070 Advertising**  
(Moved to 20 CSR 2250-8.070)

**4 CSR 250-8.080 Franchises; Trade Names; Insignia**  
(Moved to 20 CSR 2250-8.080)

**4 CSR 250-8.090 Brokerage Service Agreements**  
(Moved to 20 CSR 2250-8.090)

**4 CSR 250-8.095 Brokerage Relationship Disclosure**  
(Moved to 20 CSR 2250-8.095)

**4 CSR 250-8.096 Brokerage Relationship Confirmation**  
(Moved to 20 CSR 2250-8.096)

**4 CSR 250-8.097 Broker Disclosure Form**  
(Moved to 20 CSR 2250-8.097)

**4 CSR 250-8.100 Offers**  
(Moved to 20 CSR 2250-8.100)

**4 CSR 250-8.110 Licensee's Interest in Transactions; Relationship with Parties**  
(Moved to 20 CSR 2250-8.110)

**4 CSR 250-8.120 Deposits to Escrow or Trust Account**  
(Moved to 20 CSR 2250-8.120)

**4 CSR 250-8.130 Earnest and Escrow Money; Disputes**  
(Moved to 20 CSR 2250-8.130)

**4 CSR 250-8.140 Standard Forms**  
(Moved to 20 CSR 2250-8.140)

**4 CSR 250-8.150 Closings and Closing Statements**  
(Moved to 20 CSR 2250-8.150)

**4 CSR 250-8.155 Closing a Real Estate Firm**  
(Moved to 20 CSR 2250-8.155)

**4 CSR 250-8.160 Retention of Records**  
(Moved to 20 CSR 2250-8.160)

**4 CSR 250-8.170 General**  
(Moved to 20 CSR 2250-8.170)

**4 CSR 250-8.200 Management Agreement Required**  
(Moved to 20 CSR 2250-8.200)

**4 CSR 250-8.210 Management Agreements**  
(Moved to 20 CSR 2250-8.210)

**4 CSR 250-8.220 Escrow or Trust Account and a Separate Property Management Escrow Account Required**  
(Moved to 20 CSR 2250-8.220)

**4 CSR 250-8.230 Security Deposits: Disputes**  
(Moved to 20 CSR 2250-8.230)

## Chapter 9—Disciplinary Proceedings

**4 CSR 250-9.010 Complaints**  
(Moved to 20 CSR 2250-9.010)

**4 CSR 250-9.020 Investigation**  
(Moved to 20 CSR 2250-9.020)

**4 CSR 250-9.030 Dismissal of Complaint**  
(Moved to 20 CSR 2250-9.030)

**4 CSR 250-9.040 Violations**  
(Moved to 20 CSR 2250-9.040)

**4 CSR 250-9.050 Action by the Commission**  
(Moved to 20 CSR 2250-9.050)

## Chapter 10—Continuing Education

**4 CSR 250-10.010 Requirements**  
(Rescinded September 30, 2006)

*AUTHORITY: sections 339.040, 339.045 and 339.120, RSMo 2000. Original rule filed March 14, 1984, effective June 11, 1984. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed Jan. 17, 1986, effective March 24, 1986. Amended: Filed March 17, 1986, effective June 28, 1986. Amended: Filed Oct. 26, 1987, effective July 1, 1988. Amended: Filed March 16, 1988, effective July 1, 1988. Amended: Filed Sept. 1, 1989, effective Dec. 28, 1989. Emergency amendment filed Feb. 5, 1990, effective July 1, 1990, expired Oct. 28, 1990. Amended: Filed March 19, 1990, effective June 11, 1990. Amended: Filed June 15, 1990, effective Dec. 31, 1990. Amended: Filed Nov. 15, 1991, effective June 25, 1992. Amended: Filed July 2, 1992, effective Feb. 26, 1993. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Amended: Filed Dec. 1, 1997, effective Sept. 1, 1998. Amended: Filed June 28, 2002, effective Dec. 30, 2002. Amended: Filed Sept. 8, 2003, effective March 30, 2004. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.020 Sponsors**  
(Rescinded September 30, 2006)

*AUTHORITY: sections 339.040, 339.045 and 339.120, RSMo 2000. Original rule filed March 14, 1984, effective June 11, 1984. Amended: Filed March 16, 1988, effective July 1, 1988. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Amended: Filed June 28, 2002, effective Dec. 30, 2002. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.030 Classroom Course Approval**  
(Rescinded September 30, 2006)

*AUTHORITY: sections 339.040, 339.045 and 339.120, RSMo 2000. Original rule filed March 14, 1984, effective June 11, 1984. Amended: Filed March 17, 1986, effective June 28, 1986. Amended: Filed March 16, 1988, effective July 1, 1988. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Amended: Filed Dec. 1, 1997, effective Sept. 1, 1998. Amended: Filed June 28, 2002, effective Dec. 30, 2002. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.040 Classroom Course Instructor Approval**  
(Rescinded September 30, 2006)

*AUTHORITY: sections 339.040, 339.045, and 339.120, RSMo 2000. Original rule filed March 14, 1984, effective June 11, 1984. Amended: Filed March 16, 1988, effective July 1, 1988. Amended: Filed June 15, 1990, effective Dec. 31, 1990. Emergency amendment filed Oct. 5, 1992, effective Oct. 29, 1992, expired Feb. 25, 1993. Amended: Filed July 2, 1992, effective Feb. 26, 1993. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Amended: Filed June 28, 2002, effective Dec. 30, 2002. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.050 Physical Facilities for Classroom Courses**  
(Rescinded September 30, 2006)

*AUTHORITY: sections 339.045, RSMo 1986 and 339.040 and 339.120, RSMo Supp. 1993. Original rule filed March 14, 1984, effective June 11, 1984. Amended: Filed March 16, 1988, effective July 1, 1988. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.060 Advertising**  
(Rescinded September 30, 2006)



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*AUTHORITY: sections 339.045, RSMo 1986 and 339.040 and 339.120, RSMo Supp. 1993. Original rule filed March 14, 1984, effective June 11, 1984. Amended: Filed March 16, 1988, effective July 1, 1988. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.070 Records**  
(Rescinded September 30, 2006)

*AUTHORITY: sections 339.040, 339.045 and 339.120, RSMo 2000. Original rule filed March 14, 1984, effective June 11, 1984. Amended: Filed Oct. 2, 1985, effective Dec. 26, 1985. Amended: Filed March 17, 1986, effective June 28, 1986. Amended: Filed Oct. 26, 1987, effective July 1, 1988. Amended: Filed March 16, 1988, effective July 1, 1988. Emergency amendment filed Oct. 5, 1992, effective Oct. 29, 1992, expired Feb. 25, 1993. Amended: Filed July 2, 1992, effective Feb. 26, 1993. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Amended: Filed June 28, 2002, effective Dec. 30, 2002. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.075 Individual Study Courses**  
(Rescinded September 30, 2006)

*AUTHORITY: section 339.120, RSMo Supp. 1993. Original rule filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.080 Investigation and Review**  
(Rescinded September 30, 2006)

*AUTHORITY: sections 339.045, RSMo 1986 and 339.040 and 339.120, RSMo Supp. 1993. Original rule filed March 14, 1984, effective June 11, 1984. Amended: Filed March 16, 1988, effective July 1, 1988. Amended: Filed Feb. 2, 1994, effective Aug. 28, 1994. Rescinded: Filed April 6, 2006, effective Sept. 30, 2006.*

**4 CSR 250-10.100 Continuing Education Requirements for Licensees**  
(Moved to 20 CSR 2250-10.100)