



## NEWS AND UPDATES

### E&O INSURANCE

Tennessee law requires that all active individual real estate licensees carry and maintain uninterrupted errors and omissions (E&O) insurance to cover all licensed activities. If you are enrolled in TREC's current group policy, your insurance expires January 1, 2025. Tennessee law requires principal brokers to adequately supervise all their firm's affiliate licensees. Principal brokers who fail to ensure their affiliate brokers maintain E&O insurance will be disciplined with a civil penalty up to One Thousand Dollars (\$1,000.00) per uninsured affiliate broker.

Rice Insurance Service Center (RISC) was selected to be the state provider of E&O insurance for Tennessee Real Estate Commission licensees. **The term will be eighteen (18) months for One Hundred Sixty-Five Dollars (\$165.00).** The 2026 policy will return to the 24-month policy with the effective dates of July 1, 2026, to July 1, 2028. RISC can provide optional coverage for appraisal activity of real estate brokers or affiliate brokers who are also licensed real estate appraisers and shall collect from such dual licensees who choose such coverage an additional premium for appraisal coverage.

Licensees may purchase insurance outside the group program, provided coverage meets state requirements and proof of coverage is provided to TREC as required by state law.

Enroll Online - Quick and Easy at [www.risceo.com](http://www.risceo.com)

### If You are Not Renewing Coverage

There is no coverage for claims that arise after the end of your individual policy period unless an extended reporting period (ERP) is in place. Claims often arise years after the subject transaction occurred. If you are not renewing coverage for any reason (e.g., inactivating/retiring your license or switching to a firm policy), you should consider purchasing a 1-, 2-, 3-, or 5-year ERP endorsement to extend the policy's reporting date to apply to claims that are first made and reported within that period. ERP endorsements may only be purchased during the individual policy period or up to ninety (90) days after the end of the individual policy period.

### LEGAL UPDATE

The Commission will have two (2) upcoming rulemaking hearings to close out the 2024 calendar year. First, on November 13, 2024, the Commission will have a rulemaking hearing addressing rule amendments following the passage of changes to Tenn. Code Ann. § 62-13-318. The proposed amendments can be found [here](#). This hearing is scheduled to begin at 8:30 a.m. CST in Conference Room 1-B of Davy Crockett Tower in Nashville, Tennessee.

On December 11, 2024, the Commission will have a rulemaking hearing related to certain amendments resulting in a rule review by the Department as required by the General Assembly's enactment of Tenn. Code Ann. § 4-5-213. The proposed amendments can be found [here](#). This hearing is scheduled to begin at 8:30 a.m. CST in Conference Room 1-A of Davy Crockett Tower in Nashville, Tennessee.

Specifics related to access for each of the hearings can be found in the links above. Any questions related to either of these hearings may be directed to Associate General Counsel for the Commission, Anna D. Matlock at [Anna.Matlock@tn.gov](mailto:Anna.Matlock@tn.gov).

### TREC AUDITS

TREC has resumed firm audits. Real estate firms can [Request for Waiver of Escrow Account](#) form pursuant to T.C.A. § 62-13-323. The principal broker of a real estate firm that does not engage in activities that require the acceptance of any funds belonging to others may receive a waiver from the Tennessee Real Estate Commission of the provisions of § 62-13-321.

All real estate firms must complete a [Request for Waiver of Escrow Account](#) form or have current escrow account information on file with the Tennessee Real Estate Commission. This form can be found on page 4 of the [Firm or branch Office Application](#).

The [Request for Waiver of Escrow Account](#) form can be uploaded to CORE. Existing firms that need to update this form, may do so by submitting the revised document via email to [trecinfo@tn.gov](mailto:trecinfo@tn.gov). Beginning January 1, 2025, noncompliant firms discovered during the audit process will be subject to disciplinary action.

### TREC INSTRUCTOR AND COURSE RENEWAL APPLICATIONS

Attention Education Providers & Instructors, this fall begins our renewal period for all Instructors and Courses for the next education cycle, 2025-2026. Accordingly, notices have been sent to all instructors and providers for their active courses. Only course providers can renew courses. TREC Providers and Instructors can renew their license at [www.core.tn.gov](http://www.core.tn.gov). For questions about the renewal process, please contact [trec.education@tn.gov](mailto:trec.education@tn.gov).

**November 30, 2024, is the deadline for new course approval to be taught in January or February 2025. Those courses will be review by TREC Commissioners during the meeting on December 11, 2024. Classes submitted on December 1, 2024 – January 31, 2025, will be presented to the commission for approval on February 11, 2025.**

### Education Related Fees:

Course not exceeding 8 hours	\$10.00
Course not exceeding 9-30 hours	\$25.00
Course exceeding 30 hours	\$50.00
New Instructor	\$25.00

## 2024 COMMISSION MEETINGS

DATE	TIME	LOCATION	EVENT/AGENDA
11/14/2024	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing
12/11/2024	8:30am	Davy Crockett Tower, Room 1-A 500 James Robertson Parkway Nashville, TN 37243 <a href="#">Register to attend</a>	Commission Meeting
12/12/2024	8:30am	Davy Crockett Tower, Room 1-A 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing

## 2025 COMMISSION MEETINGS

DATE	TIME	LOCATION	EVENT/AGENDA
2/11/2025	8:30am	Davy Crockett Tower, Room 1-A 500 James Robertson Parkway Nashville, TN 37243	Commission Meeting Watch
2/12/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing
4/9/2025	8:30am	Greater Chattanooga Realtors® 2963 Amnicola Highway Chattanooga, TN 37406	Commission Meeting
4/10/2025	8:30am	Greater Chattanooga Realtors® 2963 Amnicola Highway Chattanooga, TN 37406	Formal Hearing
6/11/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Commission Meeting
6/12/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing
8/6/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Commission Meeting
8/7/2025	8:30am	Davy Crockett Tower, Room 1-B 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing
10/16/2025	8:30am	West TN	Commission Meeting
10/17/2025	8:30am	West TN	Formal Hearing
12/17/2025	8:30am	Davy Crockett Tower, Room 1-A 500 James Robertson Parkway Nashville, TN 37243	Commission Meeting
12/18/2025	8:30am	Davy Crockett Tower, Room 1-A 500 James Robertson Parkway Nashville, TN 37243	Formal Hearing

## DISCIPLINARY ACTION REPORTS

Respondent	Location	Violation	Action	Date
Jennifer Grayson	Hixson, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	8/27/2024
Drew Williams	Dickson, TN	Unlicensed activity	\$6,000 civil penalty	8/21/2024
Diane Adcock	Brentwood, TN	Failure to provide services in honesty and good faith	\$500 civil penalty	8/21/2024
Larry H. Jones	Greenville, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	8/27/2024
Christina Ann Reneski	Mount Juliet, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	8/27/2024
John A. Sanders	Atlanta, GA	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$200 civil penalty	8/27/2024
Katina Dawn Ramsey	Knoxville, TN	Failure to diligently exercise reasonable skill and care in a real estate transaction	\$250 civil penalty	8/8/2024
Travis Derrell Patterson	Memphis, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	8/23/2024
Respondent	Location	Violation	Action	Date
Ryan Rogers	Centerville, TN	Failure to exercise reasonable skill and care to all parties in a transaction	\$1,000 civil penalty	9/17/2024
Charles Peterson	Franklin, TN	Failure to supervise two affiliates due to advertising violations	\$1,000 civil penalty	9/26/2024
Steven E. Clabough	Knoxville, TN	Failure to keep listing information current and accurate	\$500 civil penalty	9/16/2024
Ciera Blue Netherton	Clarksville, TN	Failure to diligently exercise reasonable skill and care in providing services to all parties	\$1,000 civil penalty	9/17/2024
Cheryl B. Harris	Cordova, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$400 civil penalty	9/17/2024
Thomas Coffman	Nashville, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	9/24/2024
William T. Wright	Murfreesboro, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	9/30/2024
Paul Oakley	Hendersonville, TN	Unlicensed activity	\$1,000 civil penalty	9/6/2024
Millie Joans Stubblefield	Nashville, TN	Advertising violation	\$500 civil penalty	9/25/2024
Maggie Schuh	Nashville, TN	Advertising violation	\$500 civil penalty	9/26/2024
Kenya Deann Worley	Loudon, TN	Failure to supervise an affiliate due to lapse in affiliate's E&O insurance	\$1,000 civil penalty	9/11/2024
Ciera Blue Netherton	Clarksville, TN	Failure to diligently exercise reasonable skill and care to all parties in a transaction	\$1,000 civil penalty	9/17/2024
Marcus Kurth	Nashville, TN	Failure to disclose licensee status when buying or selling a property	\$1,000 civil penalty	9/5/2024
Lawintress Kaye Otey	Ashland City, TN	Unlicensed activity	\$1,000 civil penalty	9/15/2024

**Mailing Address:**  
Tennessee Real Estate  
Commission  
500 James Robertson Pkwy  
Nashville, TN 37243-1141

**Contact TREC:**  
Phone: 615-741-2273  
Email: [trecinfo@tn.gov](mailto:trecinfo@tn.gov)

**Office Hours:**  
M-F 8:00am-4:30pm  
CLOSED on all State  
Holidays

### FOLLOW TDCI ON SOCIAL MEDIA!



### ABOUT THE TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE

Fostering fair marketplaces, public safety, and consumer education that promote the success of individuals and businesses while serving as innovative leaders. Our divisions include the State Fire Marshal's Office, Insurance, Securities, Regulatory Boards, Tennessee Law Enforcement Training Academy, Tennessee Emergency Communications Board and TennCare Oversight.

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