

Education Advisory Group

June 2, 2025, 10:00 A.M.

Opening

Deputy Director for Education Melissa Belcastro convened a meeting of the Education Advisory Group at 10:04 A.M. on June 2, 2025, via Microsoft Teams.

Introductions

Deputy Director Belcastro introduced the new Deputy Director of Enforcement, William Boucher. Guest speakers Oscar King and Matthew Dice, Content Developers at Pearson Vue were also introduced.

Approval of Minutes from 03/10/2025

The meeting minutes of the Education Advisory Group held on March 10, 2025, were considered. After review, a motion was made by Deputy Director Belcastro to approve the minutes as presented. The group voted unanimously to approve the minutes.

Nebraska License Law Updates

Director Gehrki provided information regarding LB187 (updates to the Nebraska License Law.) These updates include amendments to Sections 76-2422, §81-855.02, §81-885.13, and §81-885.24.

He stressed that the most important thing the bill does is require Written Buyer Representation Contracts with consumers who are using a buyer's agent to provide transparency and opportunity for awareness for negotiation commissions, becoming operative July 1, 2025.

The bill would also end an unintended consequence of the recently passed "wholesaler" or flipper legislation, clarifying that such laws do not apply to the sale of options on vacant lots.

The Final Bill that clarifies compensation to an out of state licensee who does not hold a Real Estate License in Nebraska is allowed for the payment of a referral only. This update will be effective January 1, 2026, contingent of passing.

Director Gehrki remarked that there will be an NREC link provided in the Commission Comment newsletter to best practices relating to Written Buyer Representation Contracts.

LB187 also increases pre-license education required for real estate salespersons to 96 hours. Real Estate Principles and Practices and Nebraska License Law courses will be mandatory, contingent of passing. Deputy Director Belcastro brought to the attention of the group the target operative date of this change is January 1, 2026. Pre-License Providers were again encouraged to review the Nebraska Department of Education and NREC's course and instructor approval process to prepare for education requirements.

Pearson Vue Exam Development Overview

Pearson Vue Content Developers Oscar King and Matthew Dice presented an overview of psychometrics in developing, analyzing and validating professional licensing exams. This science behind the exam is important in ensuring validity and reliability of professional licensing exams.

2025 Instructor Development Workshop

Deputy Director Belcastro reminded the group that the 2025 Instructor Development Workshop will be held on July 16, 2025, commencing at 9:00 A.M. at the Omaha Area Board of REALTORS®

Next Education Advisory Group Meeting Date

Deputy Director Belcastro brought to the attention of the group that the next EAG meeting date will be October 6, 2025, convening at 10:00 A.M.

New Business

There was new business offered for consideration.

Adjourn

At 10:48 A.M., there being no further business to discuss, the group voted unanimously to adjourn the meeting.

Members in Attendance:

Director Joseph D. Gehrki – Nebraska Real Estate Commission
Deputy Director for Education Melissa Belcastro – Nebraska Real Estate Commission
Deputy Director of Enforcement William Boucher – Nebraska Real Estate Commission
Executive Assistant to the Commission Shae Drews – Nebraska Real Estate Commission
Emily Timblin – McKissock, LLC
Paul Vojchegoske – Randall School of Real Estate
Mark Wehner Sr. – REEsults® Coaching
Mark Wehner Jr. – REEsults® Coaching
Frank Cooke – Cooke School of Real Estate
Seth Woodke – Metropolitan Community College
Oscar King – Pearson Vue
Matthew Dice – Pearson Vue
Val Kircher – Consumer Title
Carol Penas – Larabee School of Real Estate
Gordy Johnson – Keller Williams Real Estate