

WEST VIRGINIA LEGISLATURE

2026 REGULAR SESSION

ENGROSSED

Committee Substitute

for

House Bill 4148

By Delegates Lucas, Crouse, Kyle, Shamblin, and
Worrell

[Originating in the Subcommittee on Government
Administration; Reported on January 30, 2026]

1 A BILL to amend and reenact §30-40-13 of the Code of West Virginia, 1931, as amended, relating
2 to requiring an applicant for a real estate salesperson's license to submit proof of United
3 States citizenship or other legal authorization to work.

Be it enacted by the Legislature of West Virginia:

ARTICLE 40. WEST VIRGINIA REAL ESTATE LICENSE ACT.

§30-40-13. Qualifications for salesperson's license.

- 1 (a) An applicant for a salesperson's license shall:
- 2 (1) Submit satisfactory evidence of having completed the required education course as
3 provided in §30-40-14 of this code; ~~and~~
- 4 (2) Successfully pass the examination or examinations provided by the commission; and
- 5 (3) Submit proof that the applicant is a United States citizen or an individual who is legally
6 authorized by the federal government to work in the United States.
- 7 (b) No salesperson's license may be issued in the name of an entity except through one of
8 its members or officers.
- 9 (c) No salesperson's license may be issued in the name of an entity unless each member
10 or officer, who will engage in the real estate business, obtains a license as a real estate
11 salesperson or associate broker.