

WEST VIRGINIA LEGISLATURE

2026 REGULAR SESSION

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.

NOTE: The purpose of this bill is to require applicants for real estate salesperson's licenses to submit proof of United States citizenship or other legal authorization to work in the United States.

Strike-throughs indicate language that would be stricken from a heading or the present law and underscoring indicates new language that would be added.