

endanger the health or life of the tenant or any other occupant of the premises, extend the time for surrender of the premises as justice may require but not more than 15 days after the trial.

(5) However, if the tenant, or someone for the tenant, at the trial, or adjournment of the trial, tenders to the landlord the rent and late fees determined by the court to be due and unpaid, together with the costs of the suit, the complaint against the tenant shall be entered as being satisfied.

SECTION 3. AND BE IT FURTHER ENACTED, That Section 1 of this Act shall be applied to all cases pending before a court of competent jurisdiction in which a trial has not commenced on or before June 1, 2004.

SECTION 4. AND BE IT FURTHER ENACTED, That Section 2 of this Act shall take effect October 1, 2004.

SECTION 2- 5. AND BE IT FURTHER ENACTED, That, except as provided in Section 4 of this Act, this Act shall take effect October June 1, 2004.

Approved May 26, 2004.

CHAPTER 541

(House Bill 1249)

AN ACT concerning

~~Business Occupations and Professions — Real Estate Licenses —
Requirements for Licensure and Renewal
Real Estate Licenses — Licensure and Renewal — Ethics Course~~

Business Occupations and Professions — Real Estate Licenses — Requirements
for Licensure and Renewal

FOR the purpose of requiring an applicant for licensure as a real estate salesperson, associate real estate broker, or real estate broker to take a course in real estate ethics; altering the circumstances under which a real estate licensee qualifies for renewal of a license; authorizing certain licensees holding a license from another state to substitute certain clock hours of continuing education instruction; expanding the subject matter for continuing education instruction that is approved by the State Real Estate Commission; altering the circumstances under which a real estate licensee qualifies for renewal of a license; authorizing certain licensees holding a license from another state to substitute certain clock hours of continuing education instruction; expanding the subject matter for continuing education instruction that is approved by the State Real Estate Commission; adding a requirement for a certain course in continuing education instruction to be offered during certain years, including a discussion of certain practices; adding a provision through which a certain licensee may otherwise satisfy the continuing education instruction requirement; requiring the Commission to create a certain list; requiring the Commission to post the list on