COMPS NEWS

IN REAL ESTATE EDUCATION, COMPS PROVIDES VALUE

Tri-State Regulatory Brief | Vol. 1

July 27, 2026

CAMERA ON IS NOW MORE THAN A CLASSROOM RULE

North Carolina places direct responsibility on education providers to enforce student visibility during synchronous distance learning

July 2026

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Vol. 1 Edition No. 2

EXECUTIVE SUMMARY

Editor's Assessment — Tri-State Regulatory Developments, July 2026

FROM THE EDITOR

This issue arrives at a pivotal moment for real estate educators and brokers operating across North Carolina, South Carolina, and Georgia.

The North Carolina Real Estate Commission has enacted a consequential shift: camera visibility during synchronous distance learning is now an enforceable obligation—not a classroom courtesy.

Effective July 1, 2026, education providers bear direct responsibility for ensuring student cameras remain active throughout live online instruction. This is not a passive guideline. Providers who fail to enforce visibility standards risk compliance exposure. Schools must audit their attendance and monitoring protocols immediately.

Beyond the camera mandate, the **NC Commission's 2026–2027 Update** curriculum signals deeper priorities: the **appraisal profession** is undergoing a format transformation, with UAD 3.6 adoption carrying a hard deadline of **November 2, 2026**. Brokers who advise clients on valuations must understand this transition.

North Carolina's Update topics also address **fair housing obligations**, the growing problem of **fictitious seller**s in transactions, and evolving **BIC responsibilities**—all areas where

enforcement posture appears to be tightening.

South Carolina and Georgia present no consequential new regulatory changes this cycle. However, CE compliance, BIC education requirements, and broker-course classification rules remain fully in force. Complacency is its own compliance risk.

This brief is designed to give you a clear, actionable picture of what is changing, what is holding, and where your business or brokerage must act before year-end.

— The Comps Academy's Comps News Editorial Desk

July 2026

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KEY DATES AT A GLANCE

Editor's Assessment — Tri-State Regulatory Developments, July 2026

July 1, 2026
NC Camera-Visibility Mandate takes effect. Synchronous distance learning providers must enforce active student camera participation. Provider liability begins.

November 2, 2026
UAD 3.6 Appraisal Format Deadline. All residential appraisal reports must conform to the updated Uniform Appraisal Dataset standard. Brokers and educators should brief clients and students now.

Ongoing — NC
Post-renewal CE deficiency audits continue. Brokers on inactive status who conduct brokerage activity face cessation enforcement. Affiliation terminations require correct use of Form REC 2.08 and REC 2.22.

Ongoing — SC & GA
CE completion, BIC education, ethics, and inspection compliance requirements remain fully active. No new mandates, but existing obligations carry full enforcement weight.

ISSUE COVERAGE

July 2026

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Vol. 1 — Tri-State Regulatory Brief

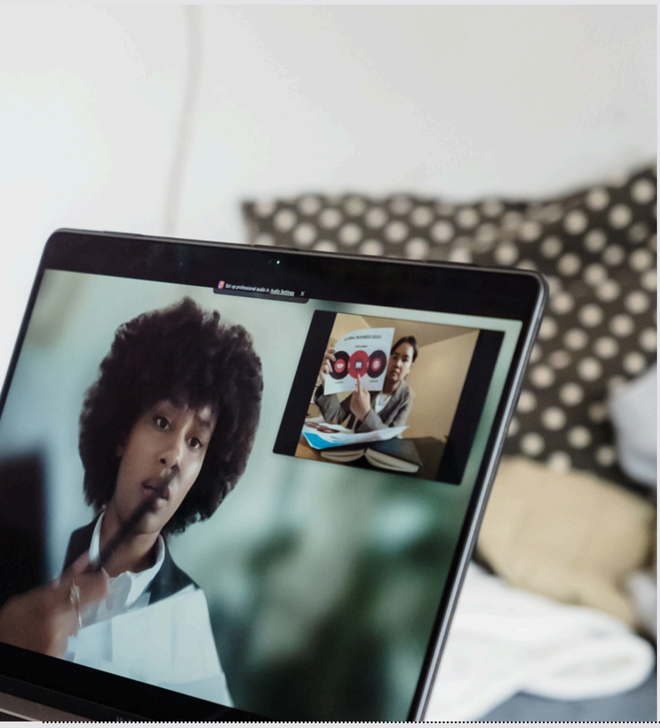
CAMERA ON IS NOW ENFORCEABLE

NC Places Direct Responsibility on Education Providers to Enforce Student Visibility

LEAD STORY — NORTH CAROLINA
Effective July 1, 2026

North Carolina's Real Estate Commission has formalized what was previously a best-practice expectation into an enforceable compliance obligation: education providers delivering synchronous distance learning must actively ensure that students remain visible on camera throughout each session.

This is not a passive requirement. Providers bear direct accountability for monitoring and enforcing student camera visibility—not merely encouraging it. Schools that fail to implement and document enforcement procedures risk disciplinary exposure before the Commission.



WHAT CHANGED
Prior guidance treated camera-on policies as an institutional preference. The July 1 update elevates visibility to a condition of course credit. **A student who cannot be seen cannot be counted as present**—and a provider who permits invisible attendance has failed its compliance duty.

SCHOOL IMPLEMENTATION NOTE
Providers should audit their current LMS and video platform settings to confirm that camera-on requirements can be technically enforced, not merely requested.

THE APPRAISAL FORMAT IS CHANGING

Are Brokers Prepared for UAD 3.6 and NC's Administrative Shifts?

APPRAISAL TRANSITION —

UAD 3.6
Effective November 2, 2026, the Uniform Appraisal Dataset 3.6 (UAD 3.6) becomes the mandatory reporting standard for all residential appraisals. **This is not a minor formatting update** — it represents a fundamental restructuring of how appraisal data is collected, coded, and transmitted.

For real estate brokers and educators, the implications are direct. Brokers involved in transactions after the deadline must understand revised appraisal report formats and adjusted field definitions. Misreading a UAD 3.6 report — or advising clients based on legacy format assumptions — creates material risk.

Key changes include standardized condition and quality ratings replacing narrative descriptors, expanded data fields for market condition analysis, and revised comparable selection documentation requirements. Education providers should incorporate UAD 3.6 literacy into applicable CE offerings before Q4 2026.

■ **PRIORITY ACTION**:
Review your brokerage's appraisal review workflow now.

Confirm your lender partners and AMCs are UAD 3.6-ready before November 2.

SC & GA: STEADY GROUND

Continuing Requirements, Ethics Watch & Fair Housing Obligations Across All Three States

SOUTH CAROLINA

No Consequential New Changes

South Carolina's regulatory posture remains stable entering the 2026–2027 cycle.

No emergency rule amendments or substantive curriculum overhauls have been issued. However, licensees operating in SC must maintain full compliance with all standing obligations—stability is not permission to relax diligence.

Continuing Requirements in Force:

Continuing Education (CE): All active licensees must satisfy CE requirements prior to renewal. Hours and course categories remain unchanged. Approved provider listings through the SC LLR portal before scheduling.

BIC Education: Brokers-in-Charge are subject to mandatory BIC-specific education obligations. These are distinct from standard CE and must be tracked separately by the school's records system.

CE Broker Reporting: Schools bear direct responsibility for timely and accurate CE completion reporting. Delays or errors in submission remain a compliance exposure point for providers, not just licensees.

Ethics: Ethics coursework continues as a required CE component. Content must reflect current NAR standards and any state-specific interpretations issued by the SC Real Estate Commission.

Inspection Reminders: Property inspection disclosures and related advisory obligations remain in effect. Curriculum covering buyer and seller duties in inspection contexts should be reviewed for accuracy against current SC forms.

SC & GA: STEADY GROUND

Continuing Requirements, Ethics Watch & Fair Housing Obligations Across All Three States

GEORGIA

No Consequential New Changes
Georgia likewise enters the new cycle without significant regulatory disruption.

The Georgia Real Estate Commission has not issued substantive rule changes affecting pre-license or post-license curriculum structures. Schools should treat this stability as an opportunity to audit existing course materials for accuracy and alignment.

Continuing Requirements in Force:
CE Requirements: Active Georgia licensees must complete required CE hours per renewal cycle. Providers must ensure all offered CE courses carry valid GREC approval and that completion records are submitted promptly.

B**roker-Course Classification**: Georgia maintains specific classification requirements distinguishing broker-level coursework from salesperson-level content. Schools offering both license tiers must ensure course materials, learning objectives, and assessments are correctly tiered and labeled in all marketing and enrollment materials. Misclassification is a compliance risk.

FAIR HOUSING & ETHICS WATCH
Emerging Trends — All Three States
Fair housing enforcement activity at the federal level continues to signal heightened scrutiny of algorithmic tools, advertising targeting, and language used in listings. Curriculum should address these evolving risk areas.

Implicit bias training remains a best-practice recommendation across NC, SC, and GA, even where not yet mandated.

Ethics complaints tied to social media conduct and digital communications are rising. Brokers need updated guidance on professional standards in online interactions.

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In North Carolina, written office policy is strongly recommended to help reduce legal and compliance issues.
Office Policy
Compliance
Expectations
Standards
Accountability
Vision
LEAD INSPIRE GROW
VISION PLAN SUCCESS
LEAD. EMPOWER. SUCCEED.
POLICY • PEOPLE • PURPOSE • PROFIT
Clarify office expectations
Strengthen compliance systems
Reduce risk and confusion
Build your brokerage vision


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