

Business Purpose Licensing Matrix

Effective 4/30/2026

MORTGAGE BROKER/LOAN ORIGINATOR LICENSE NOT REQUIRED				
Alaska	Kentucky	New York*	Wisconsin	
Arkansas	Louisiana	North Carolina**	Wyoming	
Colorado	Maine	Ohio		
Connecticut	Maryland	Oklahoma		
Delaware	Massachusetts	Pennsylvania *		
Georgia	Michigan*	Rhode Island ¹		
Florida	Mississippi	South Carolina		
Hawaii	Missouri	Tennessee		
Illinois**	Nebraska**	Texas		
Indiana	New Hampshire	Washington		
Iowa	New Mexico	Washington, D.C.		
Kansas**	New Jersey*	West Virginia		
LICENSE REQUIRED UNLESS LOAN IS TO AN LLC				
Alabama				
Virginia				
MORTGAGE BROKER LICENSE REQUIRED				
Arizona	Minnesota***	North Dakota	Utah***	
California	Montana	Oregon***	Vermont	
Idaho***	Nevada	South Dakota ⁺ ***		

* Even though business purpose loans are generally excluded under the state's mortgage licensing laws, there are circumstances where **real estate broker licensing** may still be required.

Even though business purpose loans are generally excluded under the state's mortgage licensing laws, a **loan broker license or registration (through the Secretary of State's Office or other applicable regulator) may still be required.

***Individual MLO license also required.

+ Real estate broker license may also be required.

¹ Not required if the loan is: 1) made to an entity; or 2) > \$25,000.