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**By: Senator Della**

Introduced and read first time: January 10, 1997

Assigned to: Economic and Environmental Affairs

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Committee Report: Favorable

Senate action: Adopted with floor amendments

Read second time: February 19, 1997

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CHAPTER \_\_\_\_

1 AN ACT concerning

2 **Real Estate Brokers - Continuing Education**

3 FOR the purpose of altering the continuing education requirements for certain real  
4 estate brokers, certain associate real estate brokers, and certain real estate  
5 salespersons; providing for the application of this Act; and generally relating to  
6 licensed real estate brokers, licensed associate real estate brokers, and licensed real  
7 estate salespersons.

8 BY repealing and reenacting, with amendments,  
9 Article - Business Occupations and Professions  
10 Section 17-315  
11 Annotated Code of Maryland  
12 (1995 Replacement Volume and 1996 Supplement)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
14 MARYLAND, That the Laws of Maryland read as follows:

15 **Article - Business Occupations and Professions**

16 17-315.

17 (a) (1) To qualify for renewal of a license under this subtitle, a licensee shall  
18 complete:

19 (i) in the license term that begins in 1992, at least 12 clock hours of  
20 continuing education instruction, as provided in this section, during each 2-year license  
21 term; and

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1 (ii) in and after the license term that begins in 1996, at least 15 clock  
2 hours of continuing education instruction, as provided in this section, during the  
3 preceding 2-year term.

4 (2) Notwithstanding paragraph (1) of this [subsection, if a license is granted  
5 to a licensee during the 2nd year of a license term, the licensee may renew the license for  
6 the next full term without complying with the continuing education requirements of this  
7 section.] SUBSECTION:

8 (I) A LICENSEE WHO IS GRANTED A LICENSE DURING THE  
9 SECOND YEAR OF A LICENSE TERM MAY RENEW A LICENSE FOR THE NEXT FULL  
10 TERM WITHOUT COMPLYING WITH THE CONTINUING EDUCATION REQUIREMENTS  
11 OF THIS SECTION; AND

12 (II) A LICENSEE WHO HAS BEEN LICENSED ~~FOR 10 YEARS OR MORE~~  
13 CONTINUOUSLY FOR AT LEAST THE 10-YEAR PERIOD IMMEDIATELY PRECEDING  
14 THE END OF THE LICENSE TERM MAY SATISFY THE CONTINUING EDUCATION  
15 REQUIREMENTS AND RENEW A LICENSE FOR THE NEXT FULL TERM BY  
16 COMPLETING A 3-HOUR COURSE THAT OUTLINES RELEVANT CHANGES THAT HAVE  
17 OCCURRED IN FEDERAL, STATE, OR LOCAL LAWS, OR ANY COMBINATION OF THOSE  
18 LAWS.

19 (b) (1) The Commission shall approve the form, substance, and, as provided  
20 under paragraph (2) of this subsection, subject matter of all continuing education courses.

21 (2) The subject matter approved by the Commission shall:

22 (i) relate to real estate; and

23 (ii) every 2 years, include at least one 3-hour course that outlines  
24 relevant changes that have occurred in federal, State, or local laws, or any combination of  
25 those laws, during the preceding 5 years.

26 (3) To be acceptable for credit as a continuing education course under this  
27 section, the course shall cover 1 or more topics approved by the Commission.

28 (c) (1) Continuing education courses may be conducted by:

29 (i) the Maryland Association of Realtors or its member boards;

30 (ii) the Real Estate Brokers of Baltimore City, Inc.;

31 (iii) any similar professional association; or

32 (iv) an educational institution approved by the Commission.

33 (2) Continuing education courses shall be taught by a qualified instructor  
34 who is experienced in the real estate industry.

35 (d) If feasible, continuing education courses shall be offered at reasonable  
36 intervals in each county and in each major geographic area of the larger counties.

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1 (e) On completion of a continuing education course by a licensee, the entity that  
2 conducted the course or the instructor shall issue to the licensee a certificate of  
3 completion that states the number of clock hours of that course.

4 (f) The Commission may waive the requirements of this section for a licensee if  
5 the licensee shows good cause for being unable to meet the requirements.

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall apply to:

7 (1) currently licensed real estate brokers, associate real estate brokers, and  
8 real estate salespersons; and

9 (2) the license term beginning in 1998.

10 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
11 October 1, 1997.