

## Chapter 432

**(Senate Bill 824)**

AN ACT concerning

**Real Estate Licensees – Verification of Service Provider Licensing Status**

FOR the purpose of providing that a licensee of the State Real Estate Commission need not verify that a certain service provider is licensed by the State under certain circumstances, notwithstanding any other provision of law and with a certain exception; requiring a licensee of the Commission to verify annually that a home improvement contractor is licensed by the Maryland Home Improvement Commission ~~at a certain time~~ under certain circumstances; requiring the licensee to give a client certain information for a certain purpose under certain circumstances; defining a certain term; and generally relating to verification of licensing status of service providers by licensees of the State Real Estate Commission.

BY adding to

Article – Business Occupations and Professions

Section 17-527.4

Annotated Code of Maryland

(2010 Replacement Volume and 2015 Supplement)

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

**Article – Business Occupations and Professions****17-527.4.**

**(A) (1) IN THIS SECTION, “SERVICE PROVIDER” INCLUDES A MORTGAGE LENDER, A MORTGAGE BROKER, A REAL ESTATE APPRAISER, A HOME INSPECTOR, A PLUMBER, AN ELECTRICIAN, AND A HEATING, VENTILATION, AIR-CONDITIONING, AND REFRIGERATION CONTRACTOR.**

**(2) “SERVICE PROVIDER” DOES NOT INCLUDE A HOME IMPROVEMENT CONTRACTOR.**

**(B) NOTWITHSTANDING ANY OTHER PROVISION OF LAW AND EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (C) OF THIS SECTION, IF A LICENSEE OFFERS THE NAME OF A SERVICE PROVIDER TO A CLIENT IN THE PROVISION OF REAL ESTATE BROKERAGE SERVICES, THE LICENSEE NEED NOT VERIFY THAT THE SERVICE PROVIDER IS CURRENTLY LICENSED BY THE STATE TO PERFORM THE SERVICES.**

**(C) IF A LICENSEE OFFERS THE NAME OF A HOME IMPROVEMENT CONTRACTOR TO A CLIENT, THE LICENSEE SHALL:**

**(I) ~~FIRST~~ ANNUALLY VERIFY THAT THE HOME IMPROVEMENT CONTRACTOR IS ~~CURRENTLY~~ LICENSED BY THE HOME IMPROVEMENT COMMISSION UNDER TITLE 8 OF THE BUSINESS REGULATION ARTICLE TO ACT AS A HOME IMPROVEMENT CONTRACTOR BEFORE OFFERING THE NAME TO THE CLIENT; AND**

**(II) INFORM THE CLIENT OF THE WEB SITE ON WHICH THE LICENSING INFORMATION MAY BE FOUND, AND THE DATE ON WHICH THE LICENSEE VERIFIED THE INFORMATION.**

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2016.

**Approved by the Governor, May 10, 2016.**