

## Chapter 475

**(House Bill 1446)**

AN ACT concerning

**State Real Estate Commission – Continuing Education Requirements – Ethics and Professionalism**

FOR the purpose of altering the subject matter of the continuing education ethics course required for the renewal of a certain license by the State Real Estate Commission to include fraudulent real estate practices and professionalism; and generally relating to continuing education and real estate brokers and salespersons.

BY repealing and reenacting, without amendments,  
Article – Business Occupations and Professions  
Section 17–315(a)(1)  
Annotated Code of Maryland  
(2018 Replacement Volume and 2019 Supplement)

BY repealing and reenacting, with amendments,  
Article – Business Occupations and Professions  
Section 17–315(b)  
Annotated Code of Maryland  
(2018 Replacement Volume and 2019 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**

17–315.

(a) (1) To qualify for renewal of a license under this subtitle, a licensee shall complete at least 15 clock hours of continuing education instruction, as provided in subsection (b) of this section, during the preceding 2–year term.

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

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

(i) relate to real estate or to a subject matter intended to assist a licensee in providing real estate brokerage services to the public in a more efficient and effective manner, provided that the subject matter is related to helping the public buy or sell real estate;

(ii) every 2 years, include at least one 3 clock hour course that outlines relevant changes that have occurred in federal, State, or local laws and regulations, court cases and industry trends that have an impact on those laws and regulations, or any combination of those laws, regulations, court cases, and industry trends;

(iii) every 2 years, include at least one 1.5 clock hour course that outlines federal, State, and local fair housing laws and regulations, including fair housing advertising;

(iv) every 2 years, include at least one 3 clock hour ethics course that includes **A DISCUSSION OF:**

1. the Maryland Code of Ethics [and a discussion of the practices];

2. **THE PRACTICE** of flipping [and predatory lending];

3. **FRAUDULENT REAL ESTATE PRACTICES; AND**

4. **PROFESSIONALISM AS IT RELATES TO THE MARYLAND CODE OF ETHICS, INCLUDING A DISCUSSION RELATING TO CONFLICT RESOLUTION AND A LICENSEE'S DUTY TO RESPECT THE PUBLIC, PEERS, AND PROPERTY;**

(v) every 2 years, include at least one 3 clock hour course that includes the principles of real estate brokerage relationships and disclosures; and

(vi) every 2 years for the renewal of a real estate broker license and the renewal of the license of an individual designated as a branch office manager or a team leader, include at least one 3 clock hour course that includes the requirements of broker supervision.

(3) The requirement of paragraph (2)(iii) of this subsection does not apply to a licensee who provides real estate brokerage services solely in connection with nonresidential real estate.

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

**SECTION 2. AND BE IT FURTHER ENACTED,** That this Act shall take effect October 1, 2020.

**Enacted under Article II, § 17(c) of the Maryland Constitution, May 8, 2020.**