

Department of Legislative Services
Maryland General Assembly
2024 Session

FISCAL AND POLICY NOTE
Third Reader

House Bill 709

(Delegates Rogers and Schmidt)

Economic Matters

Education, Energy, and the Environment

Licensed Real Estate Brokers - Branch Offices - Designation of Managers

This bill authorizes a licensed real estate broker to designate himself or herself as the manager of a branch office maintained by the licensed real estate broker.

Fiscal Summary

State Effect: The Maryland Real Estate Commission can implement the bill's changes with existing resources. Revenues are not affected.

Local Effect: None.

Small Business Effect: Potential meaningful.

Analysis

Current Law: A licensed real estate broker may maintain branch offices in the State after obtaining a branch office certificate. An applicant must submit an application on the required form, submit written notice of the identity of the individual appointed as manager of the branch office, and pay the required \$5 application fee.

The licensed real estate broker must designate a manager for each branch office of the broker. The manager must be:

- a licensed real estate broker;
- a licensed real estate salesperson who has at least three years of experience providing real estate brokerage services; or

- a licensed real estate salesperson who (1) has successfully completed an approved course in real estate for real estate brokers and (2) has passed the real estate broker's examination given by the commission.

The manager must supervise the provision of real estate brokerage services by the associate brokers and sales agents registered to that office, as specified.

Small Business Effect: The bill may reduce costs associated with opening and/or maintaining a branch office by eliminating the need to hire a separate office manager.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: SB 462 (Senator Watson) - Education, Energy, and the Environment.

Information Source(s): Maryland Department of Labor; Department of Legislative Services

Fiscal Note History: First Reader - February 6, 2024
js/mcr Third Reader - March 14, 2024

Analysis by: Eric F. Pierce

Direct Inquiries to:
(410) 946-5510
(301) 970-5510