

---

**By: Senator Della**

Introduced and read first time: January 10, 1997

Assigned to: Economic and Environmental Affairs

---

A BILL ENTITLED

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

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

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

29 (I) A LICENSEE WHO IS GRANTED A LICENSE DURING THE  
30 SECOND YEAR OF A LICENSE TERM MAY RENEW A LICENSE FOR THE NEXT FULL

2  
1 TERM WITHOUT COMPLYING WITH THE CONTINUING EDUCATION REQUIREMENTS  
2 OF THIS SECTION; AND

3 (II) A LICENSEE WHO HAS BEEN LICENSED FOR 10 YEARS OR MORE  
4 MAY SATISFY THE CONTINUING EDUCATION REQUIREMENTS AND RENEW A  
5 LICENSE FOR THE NEXT FULL TERM BY COMPLETING A 3-HOUR COURSE THAT  
6 OUTLINES RELEVANT CHANGES THAT HAVE OCCURRED IN FEDERAL, STATE, OR  
7 LOCAL LAWS, OR ANY COMBINATION OF THOSE LAWS.

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

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

11 (i) relate to real estate; and

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

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

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

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

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

20 (iii) any similar professional association; or

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

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

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

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

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

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

32 (1) currently licensed real estate brokers, associate real estate brokers, and  
33 real estate salespersons; and

34 (2) the license term beginning in 1998.

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

