

SENATE BILL 565

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1999 Regular Session
(9r1814)

ENROLLED BILL

-- Economic and Environmental Affairs/Economic Matters --

Introduced by **Senator Collins**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this
____ day of _____ at _____ o'clock, ____ M.

President.

CHAPTER _____

1 AN ACT concerning

2 **Real Estate Brokers - Continuing Education**

3 FOR the purpose of clarifying the continuing education requirements of certain real
4 estate brokers; requiring certain real estate brokers to take a continuing
5 education course that outlines federal, State, and local fair housing laws and
6 regulations, including fair housing advertising; and generally ~~dealing with~~
7 relating to the continuing education requirements of real estate brokers.

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 1998 Supplement)

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

1 **Article - Business Occupations and Professions**

2 17-315.

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

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

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

11 (2) Notwithstanding paragraph (1) of this subsection:

12 (i) a licensee who is granted a license during the second year of a
13 license term may renew a license for the next full term without complying with the
14 continuing education requirements of this section; and

15 (ii) a licensee who has been licensed ~~AND ACTIVE AS A REAL~~
16 ~~ESTATE BROKER~~ for 10 ~~CONSECUTIVE~~ years or more may satisfy the continuing
17 education requirements and renew a license for the next full term by completing [a
18 6-hour course] 6 CLOCK HOURS OF CONTINUING EDUCATION INSTRUCTION that
19 outlines relevant changes that have occurred in federal, State, or local laws, or any
20 combination of those laws.

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

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

25 (i) relate to real estate; [and]

26 (ii) every 2 years, include at least one 3-hour course that outlines
27 relevant changes that have occurred in federal, State, or local laws, or any
28 combination of those laws, during the preceding 5 years; AND

29 (III) EVERY 2 YEARS, INCLUDE AT LEAST ONE ~~4.5 HOUR~~ 1.5 CLOCK
30 HOUR COURSE THAT OUTLINES FEDERAL, STATE, AND LOCAL FAIR HOUSING LAWS
31 AND REGULATIONS, INCLUDING FAIR HOUSING ADVERTISING.

32 ~~(3) THE REQUIREMENT OF SUBSECTION (B)(2)(III) DOES NOT APPLY TO A~~
33 ~~LICENSEE WHO PROVIDES REAL ESTATE BROKERAGE SERVICES SOLELY IN~~
34 ~~CONNECTION WITH NONRESIDENTIAL REAL ESTATE.~~

1 (3) THE REQUIREMENT OF PARAGRAPH (2)(III) OF THIS SUBSECTION
2 DOES NOT APPLY TO A LICENSEE WHO PROVIDES REAL ESTATE BROKERAGE
3 SERVICES SOLELY IN CONNECTION WITH NONRESIDENTIAL REAL ESTATE.

4 ~~(3)~~ (4) (4) To be acceptable for credit as a continuing education
5 course under this section, the course shall cover 1 or more topics approved by the
6 Commission.

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

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

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

10 (iii) any similar professional association; or

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

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

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

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

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

21 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
22 October 1, 1999.