

---

By: **Senator Collins**  
Introduced and read first time: February 5, 1999  
Assigned to: Economic and Environmental Affairs

---

A BILL ENTITLED

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 the  
7 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:

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  
21 license term; and

22 (ii) in and after the license term that begins in 1996, at least 15  
23 clock 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:

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

4 (ii) a licensee who has been licensed for 10 CONSECUTIVE years or  
5 more may satisfy the continuing education requirements and renew a license for the  
6 next full term by completing [a 6-hour course] 6 CLOCK HOURS OF CONTINUING  
7 EDUCATION INSTRUCTION that outlines relevant changes that have occurred in  
8 federal, State, or local laws, or any combination of those laws.

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

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

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

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

17 (III) EVERY 2 YEARS, INCLUDE AT LEAST ONE 1.5-HOUR COURSE  
18 THAT OUTLINES FEDERAL, STATE, AND LOCAL FAIR HOUSING LAWS AND  
19 REGULATIONS, INCLUDING FAIR HOUSING ADVERTISING.

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

23 [(3)] (4) To be acceptable for credit as a continuing education course  
24 under this section, the course shall cover 1 or more topics approved by the  
25 Commission.

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

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

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

29 (iii) any similar professional association; or

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

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

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

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

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

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