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

Committee Report: Favorable with amendments
Senate action: Adopted
Read second time: March 22, 1999

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 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

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

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

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

8 (ii) a licensee who has been licensed AND ACTIVE AS A REAL
9 ESTATE BROKER for 10 CONSECUTIVE years or more may satisfy the continuing
10 education requirements and renew a license for the next full term by completing [a
11 6-hour course] 6 CLOCK HOURS OF CONTINUING EDUCATION INSTRUCTION that
12 outlines relevant changes that have occurred in federal, State, or local laws, or any
13 combination of those laws.

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

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

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

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

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

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

28 ~~{3}~~ ~~(4)~~ To be acceptable for credit as a continuing education course
29 under this section, the course shall cover 1 or more topics approved by the
30 Commission.

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

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

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

34 (iii) any similar professional association; or

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

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

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

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

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

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