

Department of Legislative Services
Maryland General Assembly
2000 Session

FISCAL NOTE
Revised

House Bill 844 (Delegates Minnick and DeCarlo)
Economic Matters

Real Estate Brokers - Continuing Education Requirements

The bill increases the continuing education requirements and expands what qualifies as continuing education credit for real estate brokers. The commission would be able to accept continuing education credit from an out-of-state course as long as the course meets or exceeds the commission's requirements. The commission is required to have in place, by January 1, 2002, regulations for accepting continuing education credit through alternative instructional media.

Fiscal Summary

State Effect: The bill's requirements could be handled with existing budgeted resources of the State Real Estate Commission.

Local Effect: None.

Small Business Effect: Minimal.

Analysis

Bill Summary: Approved subject matter for continuing education courses for real estate brokers would be expanded and could be related to real estate brokerage services. Every two years, real estate brokers, regardless of when licensed, would be required to take 15 clock hours of continuing education courses, three of which must review law changes and one and one-half of which must review fair housing laws and regulations.

Continuing education requirements do not change for any broker licensed for ten years or more.

An institution would not be required to have an education Certificate of Approval (from the State Department of Education) and these courses could be taken out-of-state, even in states

with which Maryland does not have a written reciprocal agreement as long as the course meets or exceeds the commission's requirements.

The bill instructs the commission to adopt the needed regulations by January 1, 2002, that will allow brokers to take continuing education courses through remote satellite, closed circuit video, Internet and computer based programs, home study, and any other alternative delivery system.

Current Law: A broker licensed in 1992 must take at least 12 clock hours of continuing education courses. Brokers licensed after 1996 must take 15 clock hours of courses. In either case, a broker is required to take one three-hour course that discusses changes in the law and one, one and one-half hour course that discusses fair housing laws and regulations.

Courses must be taken in-State from a professional association or institution approved by the commission. There are no requirements for the commission to offer alternative education sources.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Office of Administrative Hearings; Department of Labor, Licensing, and Regulation; Department of Legislative Services

Fiscal Note History: First Reader - February 18, 2000
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