

BY: Economic Matters Committee

AMENDMENTS TO SENATE BILL NO. 560

(Third Reading File Bill)

AMENDMENT NO. 1

On page 1, strike beginning with “Continuing” in line 2 down through “Education” in line 3; in line 3, after “Requirements” insert “for Licensure and Renewal”; in line 4, after “of” insert “requiring an applicant for licensure as a real estate salesperson, associate real estate broker, or real estate broker to take a course in real estate ethics;”; strike beginning with “continuing” in line 15 down through “licensees” in line 16 and substitute “licensure and renewal requirements for real estate licenses”; in line 19, after “Section” insert “17-303(d), 17-305(d), and”; in the same line, strike “17-315” and substitute “17-315(a), (b), and (c)”; and after line 16, insert:

“BY repealing and reenacting, without amendments,

Article - Business Occupations and Professions

Section 17-303(a), (b), and (c), 17-304, and 17-305(a), (b), and (c)

Annotated Code of Maryland

(2000 Replacement Volume and 2001 Supplement)”.

AMENDMENT NO. 2

On page 2, after line 1, insert:

“17-303.

(a) To qualify for a real estate salesperson license, an applicant shall be an individual who meets the requirements of this section.

(b) An applicant shall be of good character and reputation.

(c) An applicant shall be at least 18 years old.

(Over)

- (d) An applicant shall have completed successfully:
 - (1) a basic course in real estate approved by the Commission that:
 - (I) does not require more than 60 clock hours of classroom instruction;

AND

(II) INCLUDES A 3 CLOCK HOUR COURSE IN REAL ESTATE ETHICS APPROVED BY THE COMMISSION; or

(2) if approved by the Commission as an alternative, courses in real estate subjects in any college, INCLUDING A 3 CLOCK HOUR COURSE IN REAL ESTATE ETHICS APPROVED BY THE COMMISSION.

17-304.

(a) To qualify for an associate real estate broker license, an applicant shall be an individual who meets the requirements of this section.

(b) An applicant shall meet the requirements for a real estate broker license under § 17-305 of this subtitle.

(c) An applicant shall obtain, from a licensed real estate broker, a commitment providing that the applicant shall become affiliated with the licensed real estate broker as an associate real estate broker on the granting of an associate real estate broker license to the applicant.

17-305.

(a) To qualify for a real estate broker license, an applicant shall be an individual who meets the requirements of this section.

(b) An applicant shall be of good character and reputation.

(c) An applicant shall be at least 18 years old.

(d) (1) Except as provided in paragraph (2) of this subsection, an applicant shall:

(i) have completed successfully a course in real estate approved by the

Commission for real estate brokers THAT INCLUDES A 3 CLOCK HOUR COURSE IN REAL ESTATE ETHICS APPROVED BY THE COMMISSION; and

(ii) have been a licensed real estate salesperson and have actively and lawfully provided real estate brokerage services for at least 3 years.

(2) If an applicant is qualified to practice law in the State, the Commission shall waive the educational and experience requirements of paragraph (1) of this subsection for that applicant.”.

AMENDMENT NO. 3

On page 4, in lines 1 and 7, in each instance, strike “CLOCK-HOUR” and substitute “CLOCK HOUR”; and in line 12, strike “INCLUDES”.

On page 5, strike in their entirety lines 10 through 16, inclusive.