Unofficial Copy C2 2002 Regular Session 2lr0715

(PRE-FILED)

By: Delegate Fulton

Requested: October 23, 2001

Introduced and read first time: January 9, 2002

Assigned to: Economic Matters

A BILL ENTITLED

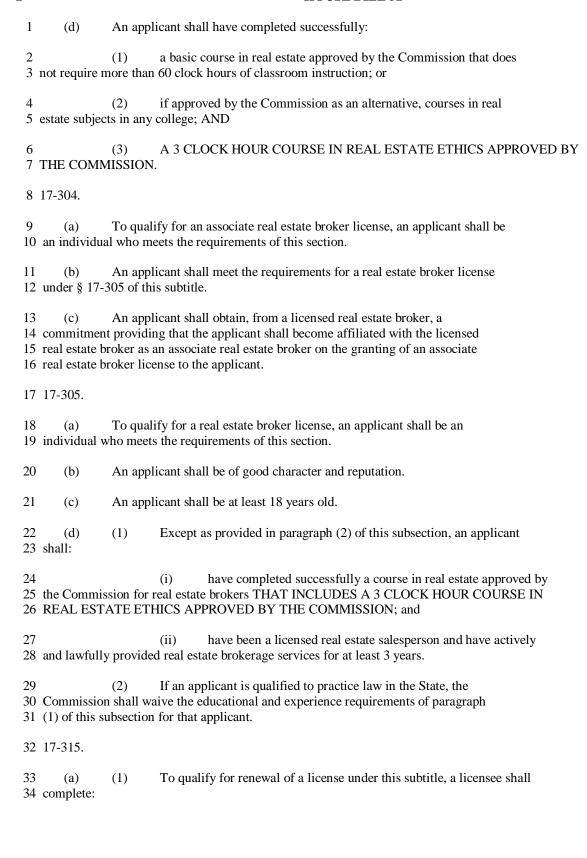
1	A TAT		•
1	AN	ACL	concerning
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2 Real Estate Agents and Brokers - Ethics Course for Licensure and Renewal

- 3 FOR the purpose of requiring an applicant for licensure as a real estate salesperson,
- 4 associate real estate broker, or real estate broker to take a course in real estate
- 5 ethics; requiring a licensee seeking renewal of a real estate salesperson license,
- 6 associate real estate broker license, or real estate broker license to take a course
- 7 in real estate ethics; and generally relating to the licensure of real estate agents
- 8 and brokers.
- 9 BY repealing and reenacting, with amendments,
- 10 Article Business Occupations and Professions
- 11 Section 17-303(d), 17-305(d), and 17-315(a) and (b)
- 12 Annotated Code of Maryland
- 13 (2000 Replacement Volume and 2001 Supplement)
- 14 BY repealing and reenacting, without amendments,
- 15 Article Business Occupations and Professions
- 16 Section 17-303(a), (b), and (c), 17-304, and 17-305(a), (b), and (c)
- 17 Annotated Code of Maryland
- 18 (2000 Replacement Volume and 2001 Supplement)
- 19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
- 20 MARYLAND, That the Laws of Maryland read as follows:

21 Article - Business Occupations and Professions

- 22 17-303.
- 23 (a) To qualify for a real estate salesperson license, an applicant shall be an
- 24 individual who meets the requirements of this section.
- 25 (b) An applicant shall be of good character and reputation.
- 26 (c) An applicant shall be at least 18 years old.



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4 (ii) in and after the license term that begins in 1996, at least 15 5 clock hours of continuing education instruction THAT INCLUDES 3 CLOCK HOURS OF 6 REAL ESTATE ETHICS, as provided in this section, during the preceding 2-year term. 7 (2) Notwithstanding paragraph (1) of this subsection: 8 (i) a licensee who is granted a license during the second year of a 9 license term may renew a license for the next full term without complying with the 10 continuing education requirements of this section; and 11 (ii) a licensee who has been licensed for 10 years or more may 12 satisfy the continuing education requirements and renew a license for the next full 13 term by completing 6 clock hours of continuing education instruction that: 14 1. INCLUDES 3 CLOCK HOURS OF REAL ESTATE ETHI 15 2. outlines relevant changes that have occurred in federal, 16 State, or local laws, or any combination of those laws. 17 (b) (1) The Commission shall approve the form, substance, and, as provided 18 under paragraph (2) of this subsection, subject matter of all continuing education 19 courses. 20 (2) The subject matter approved by the Commission shall: 21 (i) relate to real estate; 22 (ii) every 2 years, include at least one 3-hour course that outlines 23 relevant changes that have occurred in federal, State, or local laws and regulations, or 24 any combination of those laws and regulations; [and] 25 (iii) every 2 years, include at least one 1.5 clock hour course that 26 outlines federal, State, and local fair housing laws and regulations, including fair 27 housing advertising: AND 28 (IV) EVERY 2 YEARS, INCLUDE AT LEAST ONE 3 CLOCK HOUR 29 COURSE IN REAL ESTATE ETHICS. 30 (3) The requirement of paragraph (2)(iii) of this subsection does not 31 apply to a licensee who provides real estate brokerage services solely in connection 32 with nonresidential real estate. 33 (4) To be acceptable for credit as a continuing education course under 36 October 1, 2002. AND BE IT FURTHER ENACTED, That this Act shall take effect 36 October 1, 2002.				
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