HOUSE BILL 1249

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By: Delegates Vaughn, Impallaria, McConkey, Murray, Ramirez, and Ross

Introduced and read first time: February 13, 2004

Assigned to: Economic Matters

A BILL ENTITLED

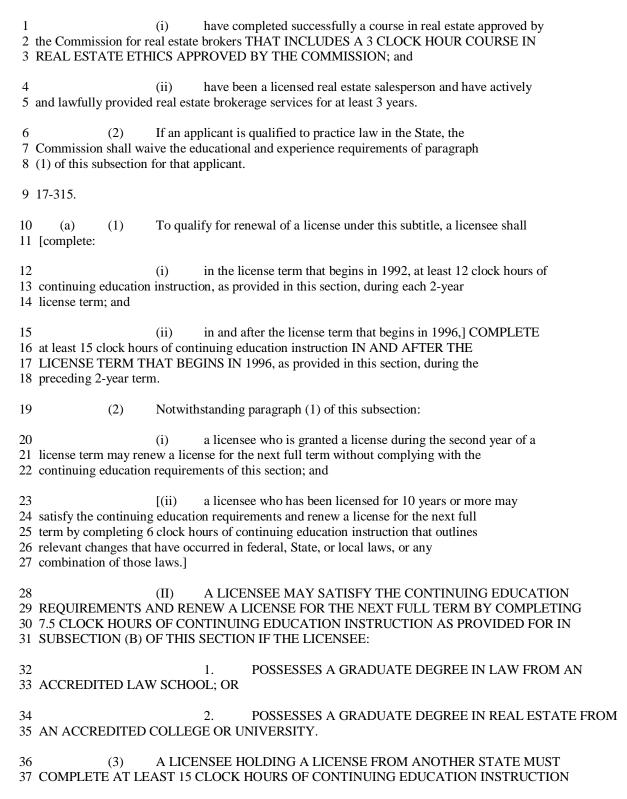
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| 2 | Business Occupations and Professions - Real Estate Licenses - |
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| 3 | Requirements for Licensure and Renewal |

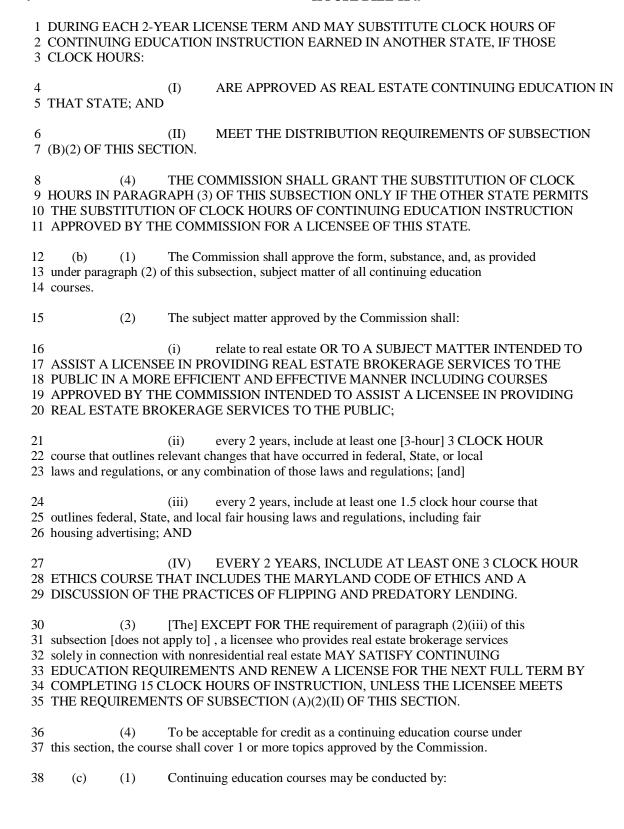
- 4 FOR the purpose of requiring an applicant for licensure as a real estate salesperson,
- 5 associate real estate broker, or real estate broker to take a course in real estate
- 6 ethics; altering the circumstances under which a real estate licensee qualifies
- 7 for renewal of a license; authorizing certain licensees holding a license from
- 8 another state to substitute certain clock hours of continuing education
- 9 instruction; expanding the subject matter for continuing education instruction
- that is approved by the State Real Estate Commission; adding a requirement for
- a certain course in continuing education instruction to be offered during certain
- 12 years, including a discussion of certain practices; adding a provision through
- which a certain licensee may otherwise satisfy the continuing education
- instruction requirement; and generally relating to the licensure and renewal
- requirements for real estate licenses.
- 16 BY repealing and reenacting, with amendments,
- 17 Article Business Occupations and Professions
- 18 Section 17-303(d), 17-305(d), and 17-315(a), (b), and (c)
- 19 Annotated Code of Maryland
- 20 (2000 Replacement Volume and 2003 Supplement)
- 21 BY repealing and reenacting, without amendments,
- 22 Article Business Occupations and Professions
- 23 Section 17-303(a), (b), and (c), 17-304, and 17-305(a), (b), and (c)
- 24 Annotated Code of Maryland
- 25 (2000 Replacement Volume and 2003 Supplement)
- 26 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
- 27 MARYLAND, That the Laws of Maryland read as follows:

1 **Article - Business Occupations and Professions** 2 17-303. 3 (a) To qualify for a real estate salesperson license, an applicant shall be an 4 individual who meets the requirements of this section. 5 (b) An applicant shall be of good character and reputation. An applicant shall be at least 18 years old. 6 (c) 7 (d) An applicant shall have completed successfully: 8 (1) a basic course in real estate approved by the Commission that: 9 (I) does not require more than 60 clock hours of classroom 10 instruction: AND 11 INCLUDES A 3 CLOCK HOUR COURSE IN REAL ESTATE ETHICS (II)12 APPROVED BY THE COMMISSION; or 13 if approved by the Commission as an alternative, courses in real 14 estate subjects in any college, INCLUDING A 3 CLOCK HOUR COURSE IN REAL ESTATE 15 ETHICS APPROVED BY THE COMMISSION. 16 17-304. 17 To qualify for an associate real estate broker license, an applicant shall be (a) 18 an individual who meets the requirements of this section. 19 An applicant shall meet the requirements for a real estate broker license 20 under § 17-305 of this subtitle. 21 An applicant shall obtain, from a licensed real estate broker, a (c) 22 commitment providing that the applicant shall become affiliated with the licensed 23 real estate broker as an associate real estate broker on the granting of an associate 24 real estate broker license to the applicant. 25 17-305. 26 To qualify for a real estate broker license, an applicant shall be an (a) 27 individual who meets the requirements of this section. An applicant shall be of good character and reputation. 28 (b) 29 An applicant shall be at least 18 years old. (c) 30 (d) (1) Except as provided in paragraph (2) of this subsection, an applicant 31 shall:

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14 (iv) home study; and

15 (v) any other delivery system approved by the Commission.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect 17 October 1, 2004.