

Department of Legislative Services
Maryland General Assembly
2004 Session

FISCAL AND POLICY NOTE

Senate Bill 489 (Senator Della)
Education, Health, and Environmental Affairs

Nonresidential Real Estate Brokers - Continuing Education - Requirements

This bill authorizes a licensed real estate professional who has been licensed for 10 years or more who provides brokerage services solely in connection with nonresidential real estate to satisfy 1.5 clock-hours of the six clock-hour biennial continuing education (CE) requirements by taking a course dealing with fair housing laws and regulations or the Americans with Disabilities Act.

Fiscal Summary

State Effect: None. State finances or operations would not be affected.

Local Effect: None.

Small Business Effect: None.

Analysis

Current Law: To renew a license, a real estate professional is required to complete at least 15 clock-hours, or six clock-hours if licensed for 10 years or more, of CE instruction during each two-year term, including one 1.5 clock-hour course that outlines federal, State, and local fair housing laws and regulations. However, licensees that provide real estate brokerage services solely in connection with nonresidential real estate are exempt from taking a course in fair housing as a condition of license renewal.

Background: The Department of Labor, Licensing, and Regulation (DLLR) advises that the Real Estate Commission currently would not deny CE credit if a nonresidential real

estate professional took a fair housing course to fulfill CE requirements for renewal of a license. However, DLLR recognizes that situations may have occurred where nonresidential real estate professionals were denied CE credit for completing a course in fair housing laws.

State Fiscal Effect: DLLR advises that changes to the electronic licensing database as a result of this bill could be absorbed with existing resources.

Additional Information

Prior Introductions: None.

Cross File: None.

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

Fiscal Note History: First Reader - March 2, 2004
lc/jr

Analysis by: Christopher J. Kelter

Direct Inquiries to:
(410) 946-5510
(301) 970-5510