

Department of Legislative Services
Maryland General Assembly
2008 Session

FISCAL AND POLICY NOTE

Senate Bill 143 (Chair, Education, Health, and Environmental Affairs Committee)
(By Request – Departmental – Labor, Licensing, and Regulation)
Education, Health, and Environmental Affairs

State Real Estate Commission - Real Estate Salesperson License - Qualifications

This departmental bill repeals the requirement that pre-application courses for licensure as a real estate salesperson be provided in a classroom setting.

Fiscal Summary

State Effect: An increase in the number or availability of pre-application courses may require additional review by the commission. Any such increase could be handled with existing resources.

Local Effect: None.

Small Business Effect: The Department of Labor, Licensing, and Regulation has determined that this bill has minimal or no impact on small business (attached). Legislative Services concurs with this assessment.

Analysis

Current Law: In general, an individual who provides real estate brokerage services for consideration – including selling, buying, exchanging, leasing, or collecting rent for any real estate – must be licensed by the State Real Estate Commission. Among the requirements for licensure, applicants must successfully complete a commission-approved basic course in real estate, including a course in ethics, and pass an examination given by the commission. Approved basic courses in real estate cannot require more than 60 clock hours of classroom instruction.

Background: The Department of Legislative Services' October 2000 sunset review of the State Real Estate Commission recommended that the commission provide alternatives to traditional course instruction for meeting continuing education requirements. Chapter 143 of 2001, which extended the termination date of the commission, included language that required the commission to adopt regulations by January 1, 2003, authorizing continuing education instruction by remote access satellite, closed-circuit video, computer, home study, and any other commission-approved delivery system. These distance learning alternatives are available exclusively for continuing education courses and not currently authorized for pre-application courses.

Additional Information

Prior Introductions: None.

Cross File: None.

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

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mll/ljm

Analysis by: Suzanne O. Potts

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