

SENATE BILL 1063

C2, I3

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By: **Senator Madaleno**

Introduced and read first time: March 1, 2010

Assigned to: Rules

Re-referred to: Finance, March 18, 2010

Committee Report: Favorable with amendments

Senate action: Adopted with floor amendments

Read second time: March 26, 2010

CHAPTER _____

1 AN ACT concerning

2 **Task Force to Study Unlicensed and Deceptive Real Estate Practices**

3 FOR the purpose of establishing the Task Force to Study Unlicensed and Deceptive
4 Real Estate Practices; providing for the composition, chair, and staffing of the
5 Task Force; prohibiting a member of the Task Force from receiving certain
6 compensation but entitling a member to reimbursement of certain expenses;
7 requiring the Task Force to study and make recommendations regarding
8 fraudulent and deceptive real estate practices within Maryland; requiring the
9 Task Force to submit a report of its findings and recommendations to the
10 Governor and the General Assembly on or before a certain date; providing for
11 the termination of this Act; and generally relating to the Task Force to Study
12 Unlicensed and Deceptive Real Estate Practices.

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
14 MARYLAND, That:

15 (a) There is a Task Force to Study Unlicensed and Deceptive Real Estate
16 Practices.

17 (b) The Task Force consists of the following members:

18 (1) one member of the Senate of Maryland, appointed by the President
19 of the Senate;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (2) one member of the House of Delegates, appointed by the Speaker of
2 the House;

3 (3) one representative of the Higher Education Commission, appointed
4 by the Secretary of Higher Education;

5 (4) two representatives of the Division of Consumer Protection of the
6 Office of the Attorney General, appointed by the Chief Deputy Attorney General;

7 (5) one representative of the Maryland Insurance Administration,
8 appointed by the Maryland Insurance Commissioner; and

9 (6) the following ~~10~~ 11 members, appointed by the Governor:

10 (i) one representative of the State Real Estate Commission;

11 (ii) one representative of the State Commission of Real Estate
12 Appraisers and Home Inspectors;

13 (iii) one representative of the Maryland Home Improvement
14 Commission;

15 (iv) one representative of the Community Law Center;

16 (v) one representative of the Maryland Bankers Association;

17 (vi) one representative of the Maryland Association of Realtors;

18 (vii) one representative of the Maryland Consumers Rights
19 Coalition;

20 (viii) one representative of the Maryland Mortgage Bankers
21 Association;

22 ~~(viii)~~ (ix) one representative of a housing advocacy group; and

23 ~~(ix)~~ (x) two consumers.

24 (c) The Governor shall designate the chair of the Task Force.

25 (d) The ~~Department of Labor, Licensing, and Regulation~~ Community Law
26 Center shall provide staff for the Task Force.

27 (e) A member of the Task Force:

28 (1) may not receive compensation as a member of the Task Force; but

1 (2) is entitled to reimbursement for expenses under the Standard
2 State Travel Regulations, as provided in the State budget.

3 (f) The Task Force shall:

4 (1) study how to reduce the incidence of and improve the enforcement
5 of fraudulent and deceptive real estate practices in the State, including in the areas of:

6 (i) real estate investing;

7 (ii) loan and debt modification;

8 (iii) purchase and selling of real estate;

9 (iv) mortgage lending;

10 (v) residential housing foreclosure; and

11 (vi) “get rich quick” schemes and programs;

12 (2) study transparency in entity formation regarding real estate
13 related enterprises;

14 (3) make recommendations on the regulation of nonregulated entities
15 that offer a program of real estate business–related training for a fee; and

16 (4) make recommendations regarding consumer outreach and
17 education to aid consumers in identifying and avoiding fraudulent and deceptive real
18 estate practices.

19 (g) On or before December 31, 2010, the Task Force shall report its findings
20 and recommendations to the Governor and, in accordance with § 2–1246 of the State
21 Government Article, the General Assembly.

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
23 July 1, 2010. It shall remain effective for a period of 6 months and, at the end of
24 December 31, 2010, with no further action required by the General Assembly, this Act
25 shall be abrogated and of no further force and effect.