

# HOUSE BILL 760

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By: **Delegates Arentz, Brooks, Cluster, Krebs, Long, Mautz, McComas,  
McDonough, and Rose**

Introduced and read first time: February 2, 2017

Assigned to: Economic Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **State Real Estate Commission – Real Estate Brokerage Services – Duties and**  
3 **Obligations**

4 FOR the purpose of specifying that a licensee of the State Real Estate Commission does not  
5 breach a certain duty or obligation by showing a lessee certain properties or by  
6 discussing certain properties with certain buyers or lessees under certain  
7 circumstances; and generally relating to the duties and obligations of licensees of the  
8 State Real Estate Commission when providing real estate brokerage services.

9 BY repealing and reenacting, without amendments,  
10 Article – Business Occupations and Professions  
11 Section 17–532(a) and (b)  
12 Annotated Code of Maryland  
13 (2010 Replacement Volume and 2016 Supplement)

14 BY repealing and reenacting, with amendments,  
15 Article – Business Occupations and Professions  
16 Section 17–532(d)  
17 Annotated Code of Maryland  
18 (2010 Replacement Volume and 2016 Supplement)

19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
20 That the Laws of Maryland read as follows:

21 **Article – Business Occupations and Professions**

22 17–532.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (a) In this section, "client" includes a prospective buyer or lessee under a  
2 presumed buyer's agency relationship or a presumed lessee's agency relationship as  
3 described in § 17-533 of this subtitle.

4 (b) A licensee shall comply with the provisions of this section when providing real  
5 estate brokerage services.

6 (d) A licensee does not breach any duty or obligation to the client by:

7 (1) showing other available properties to prospective buyers or lessees;

8 (2) representing other clients who have or are looking for similar properties  
9 for sale or lease;

10 (3) representing other sellers or lessors who have similar properties to that  
11 sought by the buyer or lessee; [and]

12 (4) showing the buyer **OR LESSEE** other available properties; **AND**

13 **(5) DURING AN OPEN HOUSE, DISCUSSING OTHER PROPERTIES WITH**  
14 **PROSPECTIVE BUYERS OR LESSEES, IF THE LICENSEE HAS THE WRITTEN CONSENT**  
15 **OF THE SELLER OR LESSOR TO DO SO.**

16 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
17 October 1, 2017.