

## Article - Business Occupations and Professions

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§17-101.

- (a) In this title the following words have the meanings indicated.
- (b) “Affiliate” means, unless the context requires otherwise, to establish between an individual and a real estate broker an employment or other contractual relationship under which the individual is authorized to provide real estate brokerage services on behalf of the real estate broker.
- (c) “Associate real estate broker” means an individual:
  - (1) who meets the requirements for a real estate broker license under § 17-305 of this title but who applies for and is granted an associate real estate broker license under §§ 17-307 and 17-309 of this title; and
  - (2) who, under the associate real estate broker license, may provide real estate brokerage services on behalf of a licensed real estate broker with whom the associate real estate broker is affiliated.
- (d) “Commission” means the State Real Estate Commission.
- (e) “Guaranty Fund” means a real estate guaranty fund established by the Commission under § 17-402 of this title.
- (f) “Hearing board” means a real estate hearing board appointed by the Commission under § 17-325 of this title.
- (g) (1) “License” means, unless the context requires otherwise, a license issued by the Commission.
  - (2) “License” includes, unless the context requires otherwise:
    - (i) a real estate broker license;
    - (ii) an associate real estate broker license; and
    - (iii) a real estate salesperson license.
- (h) “Licensed associate real estate broker” means, unless the context requires otherwise, an associate real estate broker who is licensed by the Commission

to provide real estate brokerage services on behalf of a licensed real estate broker with whom the associate real estate broker is affiliated.

(i) “Licensed real estate broker” means, unless the context requires otherwise, a real estate broker who is licensed by the Commission to provide real estate brokerage services.

(j) “Licensed real estate salesperson” means, unless the context requires otherwise, a real estate salesperson who is licensed by the Commission to provide real estate brokerage services on behalf of a licensed real estate broker with whom the real estate salesperson is affiliated.

(k) “Licensee” means a licensed real estate broker, a licensed associate real estate broker, or a licensed real estate salesperson.

(l) “Provide real estate brokerage services” means to engage in any of the following activities:

(1) for consideration, providing any of the following services for another person:

(i) selling, buying, exchanging, or leasing any real estate; or

(ii) collecting rent for the use of any real estate;

(2) for consideration, assisting another person to locate or obtain for purchase or lease any residential real estate;

(3) engaging regularly in a business of dealing in real estate or leases or options on real estate;

(4) engaging in a business the primary purpose of which is promoting the sale of real estate through a listing in a publication issued primarily for the promotion of real estate sales;

(5) engaging in a business that subdivides land that is located in any state and sells the divided lots; or

(6) for consideration, serving as a consultant regarding any activity set forth in items (1) through (5) of this subsection.

(m) (1) “Real estate” means any interest in real property that is located in this State or elsewhere.

(2) “Real estate” includes:

(i) an interest in a condominium; and

(ii) a time-share estate or a time-share license, as those terms are defined in § 11A-101 of the Real Property Article.

(n) “Real estate broker” means an individual who provides real estate brokerage services.

(o) “Real estate salesperson” means an individual who, while affiliated with and acting on behalf of a real estate broker, provides real estate brokerage services.

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