



## **House Bill 1446 - State Real Estate Commission – Continuing Education Requirements – Ethics and Professionalism**

### **Position: Support**

Maryland REALTORS® supports HB 1446 which would enhance the current ethics course required for the renewal of a State Real Estate licensee to include professionalism as well as expand the predatory lending content of current law to encompass fraudulent real estate practices.

Real Estate licensees are required by law to take 15 hours of continuing education (C.E.) classes every two years. If a licensee has not completed the 15-hour C.E. requirement, the licensee is prohibited from renewing his or her license.

Currently, licensees are mandated by law to take certain C.E. classes, including a class on the Code of Ethics, which includes predatory lending. Other classes licensees are mandated to take for C.E. include: a class on recent law changes; a class on the law of agency and a class on Fair Housing laws.

The current Ethics requirement is a 3-hour class, and this legislation will require teachers to add a professionalism component to the ethics class which will focus on teaching licensees respect for the public, property and peers, and conflict resolution.

The professionalism component is important in teaching practices that licensees should follow which are not specifically required by the current ethics code which include: clear and timely communication with parties in the transaction; respecting and protecting the property of homeowners; showing respect to parties in the transaction; and techniques to resolve conflict.

Because licensees are independent contractors, brokers cannot force the licensees to take a class that is not mandated by the current law. This bill will mandate that licensees are taught professionalism.

Maryland REALTORS® supports this legislation to increase licensee's professional conduct and ensure they are serving Maryland consumers at the highest levels.

For these reasons, Maryland REALTORS® urges a favorable report of HB 1446.

**For more information, contact [bill.castelli@mdrealtor.org](mailto:bill.castelli@mdrealtor.org) or [susan.mitchell@mdrealtor.org](mailto:susan.mitchell@mdrealtor.org)**