

BENJAMIN BROOKS
Legislative District 10
Baltimore County

Education, Energy, and the
Environment Committee
Energy Subcommittee

Chair, Joint Electric Universal
Service Program Workgroup



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Annapolis Office
James Senate Office Building
11 Bladen Street, Room 303
Annapolis, Maryland 21401
410-841-3606 · 301-858-3606
800-492-7122 Ext. 3606
Benjamin.Brooks@senate.state.md.us

District Office
Windsor Mill Office
8419 Liberty Road, Suite B
Windsor Mill, Maryland 21244
410-496-4037

TESTIMONY IN SUPPORT OF SB542
Real Estate Brokers – Brokerage Agreements - Requirements

Economic Matters
March 27, 2024

Chair Wilson, Vice-Chair Crosby, and Members of the Committee,

Thank you for the opportunity to testify before you on SB542, Real Estate Brokers - Brokerage Agreements - Requirements. The purpose of this bill is to make clarifying amendments to the Maryland Real Estate Brokerage Act concerning compensation paid to the buyer and seller representatives.

SB542 provides clear provisions that ensure all parties have a better understanding of brokerage compensation from the beginning. The bill identifies the rights and responsibilities of everyone involved, particularly highlighting any situations where the broker obtains compensation to avoid any confusion or conflicts.

Maryland is ahead of many states when it comes to requiring that agreements with homebuyers be in writing, and outlining in statute that those agreements include a description of the compensation paid to the brokerage. Based upon practices that are seen in the marketplace, there is an opportunity to add more transparency so that consumers understand what is owed to the real estate brokers.

By introducing detailed guidelines, SB542 aims to make real estate dealings more transparent, fair, and understandable for everyone involved. It recognizes the unique challenges and possible conflicts that can arise and provides clear parameters to navigate them. This bill is about ensuring that whether you're buying or selling a property, you have a trusted and fair partnership with your real estate broker.

For these reasons, I am requesting a favorable report on SB542.

With kindest regards,

A handwritten signature in cursive script that reads "Benjamin T. Brooks".

Benjamin Brooks