



House Bill 420 – Modernizing Civil Relief for Service Members Act

Position: Support

Maryland REALTORS® supports House Bill 420, which would allow an active-duty service member or military spouse to provide real estate brokerage services in Maryland under their out-of-state license for the duration of their military orders. To use this pathway, an applicant must apply to the Maryland Real Estate Commission with proof of orders, along with a notarized affidavit confirming good standing in all jurisdictions where the individual is licensed and the absence of disciplinary actions or pending investigations. Military spouses must also provide documentation of the marriage.

Military families are often required to relocate on short notice, and qualified military spouses should not face unnecessary delays in continuing their careers. A streamlined process helps these households maintain employment and financial stability while still requiring applicants to demonstrate professional accountability and agree to comply with Maryland requirements.

To better assist these licensees, the Maryland Real Estate Commission should develop and share practical guidance materials for individuals practicing under this pathway. Real estate brokerage practices are governed heavily by state law, and compliance depends on understanding Maryland specific requirements from the start. By doing so, military licensees can avoid inadvertent violations of Maryland laws and better serve their new clients.

For these reasons, Maryland REALTORS® respectfully requests a favorable report.

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