

SENATE BILL 462

C3

4r2161
CF 4r2479

By: **Senator Watson**

Introduced and read first time: January 22, 2024

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

1 AN ACT concerning

2 **Licensed Real Estate Brokers – Branch Offices – Designation of Managers**

3 FOR the purpose of authorizing a licensed real estate broker to designate himself or herself
4 as the manager of a branch office maintained by the licensed real estate broker; and
5 generally relating to licensed real estate brokers and managers of branch offices.

6 BY repealing and reenacting, with amendments,
7 Article – Business Occupations and Professions
8 Section 17–518
9 Annotated Code of Maryland
10 (2018 Replacement Volume and 2023 Supplement)

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

13 **Article – Business Occupations and Professions**

14 17–518.

15 (a) Subject to the provisions of this subtitle, a licensed real estate broker may
16 maintain branch offices in the State.

17 (b) A licensed real estate broker shall obtain a branch office certificate before the
18 broker may maintain a branch office in the State.

19 (c) (1) An applicant for a branch office certificate shall:

20 (i) submit to the Commission an application on the form that the
21 Commission provides;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (ii) submit to the Commission written notice of the identity of the
2 individual appointed as manager of the branch office under subsection (d) of this section;
3 and

4 (iii) pay to the Commission an application fee of \$5.

5 (2) The Commission shall issue a branch office certificate to each licensed
6 real estate broker who meets the requirements of this section.

7 (d) (1) Subject to paragraph (2) of this subsection, the licensed real estate
8 broker shall designate a manager, **WHICH MAY BE THE BROKER**, for each branch office of
9 the broker.

10 (2) **[The] IF THE LICENSED REAL ESTATE BROKER DESIGNATES**
11 **ANOTHER INDIVIDUAL AS A BRANCH OFFICE MANAGER, THE** manager shall be:

12 (i) a licensed associate real estate broker;

13 (ii) a licensed real estate salesperson who has at least 3 years'
14 experience providing real estate brokerage services; or

15 (iii) a licensed real estate salesperson who:

16 1. has completed successfully a course in real estate
17 approved by the Commission for real estate brokers; and

18 2. has passed the real estate broker's examination given by
19 the Commission under § 17-306 of this title.

20 (3) A licensed real estate salesperson seeking to qualify as a branch office
21 manager under paragraph (2)(iii) of this subsection shall submit to the Commission, before
22 taking the real estate broker's examination, a commitment from the licensed real estate
23 broker proposing to engage the salesperson as a branch office manager.

24 (4) The manager shall have the responsibility to supervise the provision of
25 real estate brokerage services by the associate brokers and sales agents registered to that
26 office as provided for in § 17-320 of this title.

27 (e) (1) Unless a branch office certificate is renewed for a 2-year term as
28 provided in this subsection, the certificate expires on the first April 30 that comes:

29 (i) after the effective date of the certificate; and

30 (ii) in an even-numbered year.

31 (2) Before a branch office certificate expires, a licensed real estate broker
32 periodically may renew it for an additional 2-year term, if the broker:

1 (i) submits to the Commission a renewal application on the form
2 that the Commission provides accompanied by the license renewal application of the
3 manager of the branch office; and

4 (ii) pays to the Commission a renewal fee of \$5.

5 (3) The Commission shall renew the branch office certificate of each
6 licensed real estate broker who meets the requirements of this section.

7 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
8 October 1, 2024.