

Department of Legislative Services  
Maryland General Assembly  
2022 Session

FISCAL AND POLICY NOTE  
Enrolled - Revised

House Bill 807

(Delegate Queen)

Economic Matters

Education, Health, and Environmental Affairs

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Real Estate Brokers, Salespersons, and Associate Brokers - Continuing  
Education Courses - Verification of Identity

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This bill requires an entity that conducts a continuing education course for real estate brokers, associate brokers, and salespersons to require an individual enrolled in the course to provide documentation to verify the individual's identity. For an in-person course, the individual must provide a photo identification; for a virtual or other remote course, the individual must provide a signed affidavit attesting to the identity of the individual.

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**Fiscal Summary**

**State Effect:** None. The Maryland Department of Labor can likely enforce the bill with existing resources. No effect on revenues.

**Local Effect:** None.

**Small Business Effect:** Minimal.

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**Analysis**

**Current Law:** In order to renew a license for a real estate broker, associate broker, or salesperson, a licensee must complete at least 15 clock hours of continuing education instruction during the preceding two-year term.

A continuing education course may be conducted by:

- the Maryland Association of Realtors or its member boards;
- the Real Estate Brokers of Baltimore, Inc.;

- any similar professional association; or
- an educational institution approved by the Maryland Real Estate Commission (MREC).

Continuing education must be taught by a qualified instructor who is experienced in the real estate industry.

MREC is required to adopt regulations related to the conduct of continuing education instruction courses by (1) remote access satellite; (2) closed-circuit video; (3) computer; (4) home study; and (5) any other delivery system approved by the commission. Current regulations require licensees to provide a picture identification to the instructor of a continuing education course.

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### **Additional Information**

**Prior Introductions:** None.

**Designated Cross File:** None.

**Information Source(s):** Department of Legislative Services

**Fiscal Note History:** First Reader - February 18, 2022  
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