

# HOUSE BILL 1644

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By: **Delegate Hill**

Rules suspended

Introduced and read first time: February 26, 2026

Assigned to: Rules and Executive Nominations

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## A BILL ENTITLED

1 AN ACT concerning

2 **Property Management Services – Licensing and Requirements**

3 FOR the purpose of altering the definition of “provide real estate brokerage services” to  
4 include the provision of certain property management services; altering a certain  
5 exception to a real estate broker licensure requirement related to the management  
6 of real estate; requiring certain licensees to complete a certain continuing education  
7 requirement on property management; authorizing the State Real Estate  
8 Commission to impose certain penalties on a licensee for the violation of a certain  
9 provision of this Act relating to property management services; establishing certain  
10 requirements and prohibitions for a licensee related to the provision of property  
11 management services; requiring a unit of State or local government to notify the  
12 Commission under certain circumstances; requiring the Commission, following a  
13 certain notice, to determine if a certain licensee provided inadequate property  
14 management services in violation of a certain provision of this Act; prohibiting a  
15 landlord of certain residential property from procuring or using property  
16 management services unless the property manager is licensed by the Commission;  
17 and generally relating to real estate licensees, landlords, property management  
18 services, and the State Real Estate Commission.

19 BY repealing and reenacting, without amendments,  
20 Article – Business Occupations and Professions  
21 Section 17–101(a), (c), (d), (h) through (k), (n), and (o)  
22 Annotated Code of Maryland  
23 (2018 Replacement Volume and 2025 Supplement)

24 BY adding to  
25 Article – Business Occupations and Professions  
26 Section 17–101(k–1), 17–322.2, and 17–527.5  
27 Annotated Code of Maryland  
28 (2018 Replacement Volume and 2025 Supplement)

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 BY repealing and reenacting, with amendments,  
2 Article – Business Occupations and Professions  
3 Section 17–101(l), 17–301, 17–315, and 17–322(b)  
4 Annotated Code of Maryland  
5 (2018 Replacement Volume and 2025 Supplement)

6 BY adding to  
7 Article – Real Property  
8 Section 8–222  
9 Annotated Code of Maryland  
10 (2023 Replacement Volume and 2025 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 17–101.

15 (a) In this title the following words have the meanings indicated.

16 (c) “Associate real estate broker” means an individual:

17 (1) who meets the requirements for a real estate broker license under §  
18 17–305 of this title but who applies for and is granted an associate real estate broker license  
19 under §§ 17–307 and 17–309 of this title; and

20 (2) who, under the associate real estate broker license, may provide real  
21 estate brokerage services on behalf of a licensed real estate broker with whom the associate  
22 real estate broker is affiliated.

23 (d) “Commission” means the State Real Estate Commission.

24 (h) “Licensed associate real estate broker” means, unless the context requires  
25 otherwise, an associate real estate broker who is licensed by the Commission to provide  
26 real estate brokerage services on behalf of a licensed real estate broker with whom the  
27 associate real estate broker is affiliated.

28 (i) “Licensed real estate broker” means, unless the context requires otherwise, a  
29 real estate broker who is licensed by the Commission to provide real estate brokerage  
30 services.

31 (j) “Licensed real estate salesperson” means, unless the context requires  
32 otherwise, a real estate salesperson who is licensed by the Commission to provide real  
33 estate brokerage services on behalf of a licensed real estate broker with whom the real  
34 estate salesperson is affiliated.

1 (k) "Licensee" means a licensed real estate broker, a licensed associate real estate  
2 broker, or a licensed real estate salesperson.

3 (K-1) "PROVIDE PROPERTY MANAGEMENT SERVICES" MEANS TO ENGAGE IN  
4 ANY OF THE FOLLOWING ACTIVITIES:

5 (1) ACTING WITH THE AUTHORITY OF A LANDLORD IN BUSINESS,  
6 LEGAL, FINANCIAL, OR OTHER MATTERS RELATED TO THE MANAGEMENT OR  
7 MAINTENANCE OF THE REAL PROPERTY OF A LANDLORD; OR

8 (2) NEGOTIATING CONTRACTS OR OTHERWISE COORDINATING OR  
9 ARRANGING FOR SERVICES OR FOR THE PURCHASE OF PROPERTY AND GOODS  
10 RELATED TO THE MANAGEMENT OR MAINTENANCE OF THE REAL PROPERTY OF A  
11 LANDLORD.

12 (l) "Provide real estate brokerage services" means to engage in any of the  
13 following activities:

14 (1) for consideration, providing any of the following services for another  
15 person:

16 (i) selling, buying, exchanging, or leasing any real estate; or

17 (ii) collecting rent for the use of any real estate;

18 (2) for consideration, assisting another person to locate or obtain for  
19 purchase or lease any residential real estate;

20 (3) engaging regularly in a business of dealing in real estate or leases or  
21 options on real estate;

22 (4) engaging in a business the primary purpose of which is promoting the  
23 sale of real estate through a listing in a publication issued primarily for the promotion of  
24 real estate sales;

25 (5) engaging in a business that subdivides land that is located in any state  
26 and sells the divided lots; [or]

27 (6) for consideration, serving as a consultant regarding any activity set  
28 forth in items (1) through (5) of this subsection; OR

29 (7) FOR CONSIDERATION, PROVIDING PROPERTY MANAGEMENT  
30 SERVICES ON BEHALF OF A LANDLORD FOR A RESIDENTIAL PROPERTY OF THE  
31 LANDLORD THAT HAS AT LEAST FOUR INDIVIDUAL RENTAL DWELLING UNITS.

1 (n) "Real estate broker" means an individual who provides real estate brokerage  
2 services.

3 (o) "Real estate salesperson" means an individual who, while affiliated with and  
4 acting on behalf of a real estate broker, provides real estate brokerage services.

5 17-301.

6 (a) (1) Except as otherwise provided in this title, an individual shall be  
7 licensed by the Commission as a real estate broker before the individual may provide real  
8 estate brokerage services in the State.

9 (2) Except as otherwise provided in this title, an individual shall be  
10 licensed by the Commission as an associate real estate broker or a real estate salesperson  
11 before the individual, while acting on behalf of a real estate broker, may provide real estate  
12 brokerage services in the State.

13 (b) A license is not required for:

14 (1) a financial institution, as defined in Title 1 of the Financial Institutions  
15 Article, a subsidiary or affiliate of such a financial institution, or mortgage loan institution  
16 incorporated under the laws of any state or of the United States to manage, lease, or sell  
17 any property that the institution or subsidiary or affiliate of a financial institution acquires  
18 in connection with a mortgage foreclosure or deed or assignment in lieu of foreclosure;

19 (2) a lawyer authorized to practice law in the State who:

20 (i) is not engaged regularly in the business of providing real estate  
21 brokerage services;

22 (ii) does not represent to the public, by use of a sign or advertisement  
23 or otherwise, that the lawyer is in the business of providing real estate brokerage services;  
24 and

25 (iii) provides real estate brokerage services while representing  
26 another person in the course of the lawyer's regular practice of law;

27 (3) a home builder in the rental or initial sale of a home constructed by the  
28 builder;

29 (4) **EXCEPT AS PROVIDED IN § 8-222 OF THE REAL PROPERTY**  
30 **ARTICLE**, an agent of a licensed real estate broker or of an owner of real estate while  
31 managing or leasing that real estate for the real estate broker or owner;

1           (5) any person in negotiating the sale, lease, or other transfer of a business  
2 enterprise if the proposed transfer does not include any interest in real property other than  
3 a lease under which the business enterprise operates; or

4           (6) any person to subdivide and sell unimproved property owned by that  
5 person if the person meets the requirements of § 17–302 of this subtitle.

6 17–315.

7           (a) (1) To qualify for renewal of a license under this subtitle, a licensee shall  
8 complete at least 15 clock hours of continuing education instruction, as provided in  
9 subsection (b) of this section, during the preceding 2–year term.

10           (2) For a licensee who provides real estate brokerage services solely in  
11 connection with nonresidential real estate, of the clock hours required under paragraph (1)  
12 of this subsection, 2 clock hours shall be satisfied by a course regarding the federal  
13 Americans with Disabilities Act.

14           (3) A licensee holding a license from another state must complete at least  
15 the number of clock hours of continuing education instruction required under paragraph  
16 (1) of this subsection during each 2–year license term and may substitute clock hours of  
17 continuing education instruction earned in another state, if those clock hours:

18                   (i) are approved as real estate continuing education in that state;  
19 and

20                   (ii) meet the distribution requirements of subsection (b)(2) of this  
21 section.

22           (4) The Commission shall grant the substitution of clock hours in  
23 paragraph (3) of this subsection only if the other state permits the substitution of clock  
24 hours of continuing education instruction approved by the Commission for a licensee of this  
25 State.

26           (b) (1) The Commission shall approve the form, substance, and, as provided  
27 under paragraphs (2) and (3) of this subsection, subject matter of all continuing education  
28 courses.

29           (2) For a licensee who has been issued a renewal certificate under § 17–314  
30 of this subtitle, the subject matter approved by the Commission shall:

31                   (i) relate to real estate or to a subject matter intended to assist a  
32 licensee in providing real estate brokerage services to the public in a more efficient and  
33 effective manner, provided that the subject matter is related to:

34                   1. helping the public buy or sell real estate; **OR**





1           (4) To verify the identity of an individual enrolled in a continuing education  
2 course, the entity that conducts the continuing education course shall require, as a  
3 condition of participating in the course, that the individual provide:

4           (i) for an in-person course, a photo identification; and

5           (ii) for a virtual or other remote course, a signed affidavit attesting  
6 to the identity of the individual.

7           (d) If feasible, continuing education courses shall be offered at reasonable  
8 intervals in each county and in each major geographic area of the larger counties.

9           (e) Within 14 days after completion of a continuing education course, the entity  
10 that conducted the course may submit the course completion information directly to the  
11 Commission and the licensee by electronic means.

12           (f) The Commission may waive the requirements of this section for a licensee if  
13 the licensee shows good cause for being unable to meet the requirements.

14           (g) The Commission shall require each course provider to pay a continuing  
15 education course application fee set by the Commission.

16 17-322.

17           (b) **[Subject] EXCEPT AS PROVIDED IN § 17-322.2 OF THIS SUBTITLE AND**  
18 **SUBJECT** to the hearing provisions of § 17-324 of this subtitle, the Commission may deny  
19 a license to any applicant, reprimand any licensee, or suspend or revoke a license if the  
20 applicant or licensee:

21           (1) fraudulently or deceptively obtains or attempts to obtain a license for  
22 the applicant or licensee or for another;

23           (2) fraudulently or deceptively uses a license;

24           (3) directly or through another person willfully makes a misrepresentation  
25 or knowingly makes a false promise;

26           (4) intentionally or negligently fails to disclose to any person with whom  
27 the applicant or licensee deals a material fact that the licensee knows or should know and  
28 that relates to the property with which the licensee or applicant deals;

29           (5) as an associate real estate broker or a real estate salesperson, provides  
30 or attempts to provide real estate brokerage services on behalf of a real estate broker  
31 without informing in writing any other real estate broker with whom the associate real  
32 estate broker or the real estate salesperson is affiliated;

33           (6) violates § 17-530.1(a) or (b) of this title;

1           (7) retains or attempts to retain the services of any unlicensed individual  
2 as an associate real estate broker or a real estate salesperson to evade the law prohibiting  
3 payment of a commission to an unlicensed individual;

4           (8) guarantees or authorizes or allows another person to guarantee future  
5 profits from the resale of real property;

6           (9) solicits, sells, or offers to sell real property, so as to influence or attempt  
7 to influence a prospective party to the sale of real property, by:

8                   (i) offering a prize or a free lot;

9                   (ii) conducting a lottery or contest; or

10                   (iii) advertising “free appraisals”, unless the advertiser is prepared  
11 to appraise the real estate free of charge for any person, regardless of the purpose for which  
12 the person requests the appraisal;

13           (10) accepts a listing contract to sell real property that fails to provide a  
14 definite termination date that is effective automatically without notice from the buyer or  
15 the seller;

16           (11) accepts a listing contract to sell real property that provides for a “net”  
17 return to a seller and leaves the licensee free to sell the real property at any price higher  
18 than the “net” price;

19           (12) knowingly solicits a party to an exclusive listing contract with another  
20 licensee to terminate that contract and enter a new contract with the licensee making the  
21 solicitation;

22           (13) solicits a party to a sales contract, lease, or agreement that was  
23 negotiated by another to breach the contract, lease, or agreement for the purpose of  
24 substituting a new contract, lease, or agreement for which the licensee making the  
25 solicitation is either the real estate broker or an associate real estate broker or a real estate  
26 salesperson affiliated with the real estate broker;

27           (14) for any transaction in which the licensee has served as or on behalf of a  
28 real estate broker, fails to furnish promptly to each party to the transaction a copy of:

29                   (i) the listing contract to sell or rent real property;

30                   (ii) the contract of sale; or

31                   (iii) the lease agreement;

1 (15) for any transaction in which the licensee has served as or on behalf of a  
2 real estate broker, fails to keep a copy of any executed:

3 (i) listing contract to sell or rent real property;

4 (ii) contract of sale; or

5 (iii) lease agreement;

6 (16) whether or not acting for monetary gain, knowingly induces or attempts  
7 to induce a person to transfer real estate or discourages or attempts to discourage a person  
8 from buying real estate:

9 (i) by making representations about the existing or potential  
10 proximity of real property owned or used by individuals of a particular race, color, religion,  
11 sex, handicap, familial status, or national origin; or

12 (ii) by representing that the existing or potential proximity of real  
13 property owned or used by individuals of a particular race, color, religion, sex, handicap,  
14 familial status, or national origin will or may result in:

15 1. the lowering of property values;

16 2. a change in the racial, religious, or ethnic character of the  
17 block, neighborhood, or area;

18 3. an increase in criminal or antisocial behavior in the area;  
19 or

20 4. a decline in the quality of the schools serving the area;

21 (17) uses any of the following material if it includes the name of an  
22 organization or association of which the licensee is not a member:

23 (i) a contract form for the listing of real property for sale, rent, or  
24 exchange;

25 (ii) a contract form for the sale, rent, or exchange of real property; or

26 (iii) any advertising matter;

27 (18) as a real estate broker, an associate real estate broker, or a real estate  
28 salesperson, advertises the sale or rent of or an offer to buy real property while failing to  
29 disclose in the advertisement the name of the advertiser and the fact that the advertiser is  
30 a real estate broker, an associate real estate broker, or a real estate salesperson;

1 (19) advertises in any misleading or untruthful manner or violates §  
2 17-527.2 of this title;

3 (20) as a licensed associate real estate broker or a licensed real estate  
4 salesperson, advertises the sale or rent of or an offer to buy real property in the name of  
5 the associate broker or the salesperson while failing to disclose in the advertisement the  
6 name of the real estate broker on behalf of whom the associate broker or the salesperson is  
7 acting;

8 (21) except as provided under § 17-604 of this title, for real estate brokerage  
9 services provided by an associate real estate broker or a real estate salesperson, accepts a  
10 commission or other valuable consideration from any person other than a real estate broker  
11 with whom the associate broker or the salesperson is affiliated;

12 (22) fails to account for or to remit promptly any money that comes into the  
13 possession of the licensee but belongs to another person;

14 (23) pays or receives a rebate, profit, compensation, or commission in  
15 violation of any provision of this title;

16 (24) under the laws of the United States or of any state, is convicted of:

17 (i) a felony;

18 (ii) a misdemeanor that is directly related to the fitness and  
19 qualification of the applicant or licensee to provide real estate brokerage services; or

20 (iii) a crime that constitutes a violation of any provision of this title;

21 (25) engages in conduct that demonstrates bad faith, incompetency, or  
22 untrustworthiness or that constitutes dishonest, fraudulent, or improper dealings;

23 (26) with actual knowledge of the violation, associates with a licensee in a  
24 transaction or practice that violates any provision of this title;

25 (27) violates § 17-320(c) of this subtitle by failing as a real estate broker to  
26 exercise reasonable and adequate supervision over the provision of real estate brokerage  
27 services by another individual on behalf of the broker;

28 (28) provides to a party a contract that does not contain a notice of the  
29 buyer's right of selection, as required by § 17-524 of this title;

30 (29) requires a buyer to employ a particular title insurance company,  
31 settlement company, escrow company, or title lawyer in violation of § 17-607 of this title;

32 (30) fails to make the disclosure or provide the consent form required by §  
33 17-530.2 of this title;

1 (31) violates any provision of Subtitle 5 of this title that relates to trust  
2 money;

3 (32) violates any other provision of this title;

4 (33) violates any regulation adopted under this title or any provision of the  
5 code of ethics;

6 (34) violates § 17-320(d) of this subtitle by failing as a branch office manager  
7 to exercise reasonable and adequate supervision over the provision of real estate brokerage  
8 services by any salesperson or associate broker registered with that office; or

9 (35) has been disciplined under a real estate licensing law of another  
10 jurisdiction.

11 **17-322.2.**

12 (A) SUBJECT TO THE HEARING PROVISIONS OF § 17-324 OF THIS SUBTITLE,  
13 FOR A VIOLATION OF § 17-527.5 OF THIS TITLE, THE COMMISSION MAY:

14 (1) IMPOSE A PENALTY NOT EXCEEDING \$5,000 FOR EACH  
15 VIOLATION; AND

16 (2) PROHIBIT THE LICENSEE FROM PROVIDING PROPERTY  
17 MANAGEMENT SERVICES FOR UP TO 5 YEARS.

18 (B) FOR A VIOLATION OF § 17-527.5 OF THIS TITLE, THE COMMISSION MAY  
19 NOT:

20 (1) DENY A LICENSE OR LICENSE RENEWAL TO ANY APPLICANT; OR

21 (2) SUSPEND OR REVOKE A LICENSE.

22 **17-527.5.**

23 (A) IN THIS SECTION, "FIT FOR HUMAN HABITATION" MEANS THAT A  
24 RENTAL DWELLING UNIT IS FREE FROM SERIOUS DEFECTS OR CONDITIONS THAT  
25 CONSTITUTE, OR WILL CONSTITUTE IF NOT PROPERLY CORRECTED, A FIRE HAZARD  
26 OR OTHER SERIOUS AND SUBSTANTIAL THREAT TO THE LIFE, HEALTH, OR SAFETY  
27 OF OCCUPANTS OF THE RENTAL DWELLING UNIT.

28 (B) THIS SECTION APPLIES ONLY TO A LICENSEE WHO PROVIDES PROPERTY  
29 MANAGEMENT SERVICES ON BEHALF OF A LANDLORD FOR RESIDENTIAL PROPERTY

1 OF THE LANDLORD THAT HAS AT LEAST FOUR INDIVIDUAL RENTAL DWELLING  
2 UNITS.

3 (C) FOR EACH PROPERTY MANAGED BY A LICENSEE, THE LICENSEE SHALL:

4 (1) PROVIDE COMPLETE AND ACCURATE INFORMATION REQUIRED  
5 UNDER LAW FOR A RESIDENTIAL LEASE OR RENTAL AGREEMENT; AND

6 (2) MAINTAIN EACH OCCUPIED RENTAL DWELLING UNIT OF  
7 RESIDENTIAL PROPERTY IN A CONDITION THAT COMPLIES WITH THE STANDARDS  
8 ESTABLISHED BY STATE OR LOCAL LAW, INCLUDING BY ENSURING THAT EACH  
9 OCCUPIED RENTAL DWELLING UNIT IS FIT FOR HUMAN HABITATION.

10 (D) A LICENSEE SHALL CORRECT ANY VIOLATION OF STATE OR LOCAL LAW  
11 RELATING TO THE CONDITION OF AN OCCUPIED RENTAL DWELLING UNIT:

12 (1) WITHIN THE PERIOD OF TIME SPECIFIED BY THE STATE OR LOCAL  
13 AUTHORITY; OR

14 (2) IF NO PERIOD IS SPECIFIED, WITHIN A REASONABLE PERIOD OF  
15 TIME.

16 (E) (1) A UNIT OF STATE OR LOCAL GOVERNMENT THAT DETERMINES AN  
17 OCCUPIED RENTAL DWELLING UNIT IS NOT FIT FOR HUMAN HABITATION OR IS  
18 MAINTAINED IN A MANNER THAT VIOLATES STANDARDS ESTABLISHED BY STATE OR  
19 LOCAL LAW SHALL NOTIFY THE COMMISSION WITHIN 30 DAYS AFTER THE  
20 DETERMINATION.

21 (2) NOTICE REQUIRED UNDER PARAGRAPH (1) OF THIS SUBSECTION  
22 SHALL INCLUDE:

23 (I) THE NAME AND CONTACT INFORMATION OF THE OWNER OF  
24 THE RENTAL DWELLING UNIT;

25 (II) THE ADDRESS OF THE RENTAL DWELLING UNIT;

26 (III) WHETHER THE RENTAL DWELLING UNIT IS PART OF A  
27 RESIDENTIAL PROPERTY THAT HAS FOUR OR MORE INDIVIDUAL RENTAL DWELLING  
28 UNITS, IF KNOWN;

29 (IV) THE NAME AND CONTACT INFORMATION OF THE PERSON  
30 PROVIDING PROPERTY MANAGEMENT SERVICES FOR THE RENTAL DWELLING UNIT,  
31 IF APPLICABLE AND KNOWN;

