

MARYLAND HOME IMPROVEMENT COMMISSION

Seymour R. Goldstein, *Chairperson*, 1992

Appointed by Governor with advice of Secretary of Licensing & Regulation: Morton Spero, 1991; Jo Annette Tyson, 1992; H. Lawrence Hall, 1993; George Backus Rose, 1993; John F. Borz, 1995; David P. Scheffenacker, 1995.

Vernon Simms, *Acting Executive Director*

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The Maryland Home Improvement Commission was established in 1962 (Chapter 133, Acts of 1962). The Commission licenses and regulates contractors and salespersons in the home improvement industry, investigates complaints filed by homeowners against individuals operating as home improvement contractors, and takes administrative or legal action against violators of the law.

The Commission's seven members are appointed to four-year terms by the Governor with the advice of the Secretary of Licensing and Regulation. Three members must be from the home improvement industry, and one from the field of banking or finance. Three members are consumer representatives. The Governor designates the chairperson with the advice of the Secretary of Licensing and Regulation. Authorization for the Commission continues until July 1, 1992 (Code 1957, Art. 56, secs. 245-269A).

STATE REAL ESTATE COMMISSION

Robert E. Mitchell, *Chairperson*, 1994

Appointed by Governor with advice of Secretary of Licensing & Regulation and Senate advice & consent: Billie D. Landbeck, 1991; Lloyd H. Seay, Jr., 1991; Alan J. Ferguson, 1992; John J. Moran, Jr., 1992; B. Reginald Cooper, 1993; John W. Steffey, Sr., 1993; Michael P. Goodfellow, 1994; one vacancy.

Charles S. Colson, *Executive Director*

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The Real Estate Commission of Maryland was constituted in 1939 to license all real estate brokers and salespersons doing business in Maryland (Chapter 351, Acts of 1939). In the major 1988 revision of the law regulating real estate brokers, the Commission was renamed the State Real Estate Commission (Chapter 563, Acts of 1988). The Commission adopts regulations for licensing real estate brokers and salespersons, formulates a code of ethics for the business of real estate, and sets standards for hearings conducted by itself or the

Real Estate Hearing Board. Each applicant for a real estate salesperson's or broker's license must complete courses relating to the principles of real estate in order to qualify for examination.

The Commission may revoke, refuse, or suspend a license and reprimand or fine a person up to \$2,000 per violation for unethical conduct or for violating the real estate laws. Since 1971, the Commission has administered the Real Estate Guaranty Fund of Maryland (Chapter 648, Acts of 1971). The Fund, in essence, bonds all licensees.

The Commission is composed of nine members appointed to four-year terms by the Governor with the advice of the Secretary of Licensing and Regulation and Senate advice and consent. Five members are licensed professionals including real estate brokers, associate brokers, or salespersons. Four members are consumers. Of the professional members, one each represents the Eastern Shore, Central Maryland, Baltimore City, Southern Maryland, and Western Maryland, and three represent the State at large. The at-large members cannot be engaged in the real estate business. All members must have been citizens and residents of the area for which they were appointed for not less than five years before appointment. Excepting the at-large members, they also must have been actively engaged in the real estate business for ten years prior to appointment. Authorization for the Commission continues until July 1, 2002 (Code Business Occupations and Professions Article, secs. 16-101 through 16-702).

REAL ESTATE HEARING BOARD

The authority to create the Real Estate Hearing Board was given to the Commission in 1968 (Chapter 89, Acts of 1968). With the approval of the Secretary of Licensing and Regulation, the Real Estate Commission may appoint three of its members to sit as a real estate hearing board. The Commission refers charges or complaints made by itself or other persons to the Board for hearings. The Board hears all matters referred to it and submits its findings and recommendations to the Commission. The Commission designates one of its members as Board chairperson. Authorization for the Board continues until July 1, 1992 (Code Business Occupations and Professions Article, secs. 16-325, 16-326).

STATE COMMISSION OF REAL ESTATE APPRAISERS

William G. Bowen, *Chairperson*, 1992

Appointed by Governor with advice of Secretary of Licensing & Regulation & Senate advice & consent: Joseph M. Gough, 1991; George W. Lutz III, 1991; Mildred G. Stansbury, 1991; Charles W. White, 1991; Nancy J. Hagner, 1992; Peter P. T. Merani, Ph.D., 1992; Alicia J. Foster, 1993; William H. Norris, 1993.