

licensee shall be sufficient cause for the suspension or revocation of his license, in the discretion of the Commission.

301. **Contracts Void.** No action or suit shall be instituted, nor recovery therein be had, in any court of this State by any person, co-partnership, association, or corporation for compensation for any act done or service rendered, the doing or rendering of which is prohibited under the provisions of this sub-title to other than licensed real estate brokers and real estate salesmen unless such person, co-partnership, association or corporation was duly licensed hereunder as real estate broker or real estate salesman at the time of the doing of such act or the rendering of such service.

302. **Enforcement.** The Commission may act by majority vote of the members thereof, and authority is hereby given to the Commission to adopt, fix, and establish all reasonable rules and regulations in its opinion necessary for the conduct of its business, the holding of hearings before it and otherwise generally for the carrying out of provisions of this sub-title.

303. **License Expiration—Renewals.** (a) From and after June 1, 1939, it shall be unlawful for any person, co-partnership, association or corporation to engage in business or act in the capacity of a real estate broker or real estate salesman within this State without first obtaining a license as provided in this sub-title.

Any licensee under this sub-title who fails to apply for the renewal of his or her license, and pay the fee therefor on or before the first day of May in each and every year and who continues to perform or offers to perform any act or acts prohibited by this sub-title to others than licensees shall pay in addition to the fees herein prescribed a sum equal to 10% of the prescribed annual fee for each month or fractional part thereof after the first month such licensee fails to so apply for the renewal of his or her license.

Any such licensee who fails or refuses, after 30 days written notice from the Commission, to so apply and pay the fee and all penalties imposed by this section shall be deemed to be operating without a license and subject to the penalties provided for in Section 304.

(b) Every license issued by the Commission shall expire annually on the 30th day of April in each year.

304. **Penalties.** Any person, acting for himself or herself or for or on behalf of any co-partnership, association or corporation, not specifically excepted from this provision of this