

SEC. 2. *And be it further enacted, That this Act shall take effect July 1, 1971.*

Approved May 17, 1971.

CHAPTER 446

(Senate Bill 317)

AN ACT to repeal and re-enact, with amendments, Sections 224(b), (h) and (q) of Article 56 of the Annotated Code of Maryland (1968 Replacement Volume), title "Licenses," subtitle "Real Estate Brokers," to provide grounds for the revocation or suspension of a real estate license; to change the REQUIREMENT AS TO time during which real estate brokers must account for or remit AS SOON AS POSSIBLE certain moneys coming into their possession; ~~from a reasonable time to thirty days;~~ to remove the requirement of a court certification of a conviction of a violation of the real estate law prior to revocation of a license; and generally relating to the suspension and revocation of real estate licenses.

SECTION 1. *Be it enacted by the General Assembly of Maryland, That Sections 224(b), (h) and (q) of Article 56 of the Annotated Code of Maryland (1968 Replacement Volume), title "Licenses," subtitle "Real Estate Brokers," be and they are hereby repealed and re-enacted, with amendments, to read as follows:*

224.

(b) ~~[(Pursuing a continued and flagrant course of misrepresentation, or making of false promises directly or through agents or salesmen or advertising or otherwise,] Willful misrepresentation or knowingly making a false promise directly or through agents or salesmen, or otherwise, or~~

(h) Failing, ~~PROMPTLY TO ACCOUNT FOR AND within [a reasonable time,] thirty (30) FORTY FIVE (45) days to account for or to~~ remit AS SOON AS POSSIBLE any moneys coming into his possession which belongs to others, or failing to promptly furnish a duplicate copy of all listing contracts to sell or rent property or of any lease or contract of sale, when prepared by the licensee, to all parties to any such contracts or leases, or failure of such licensee to retain a copy of such contracts ~~[(] ; except that nothing in this subsection shall be construed to authorize any such broker or salesman personally to prepare any such legal papers, or~~

(q) Conviction by a court of competent jurisdiction of any license under this subtitle of any act which constitutes a violation of this subtitle ~~[(] ; and that upon certification of such conviction by the court to the Maryland Real Estate Commission] and that upon such FINAL conviction AND EXPIRATION OF THE PERIOD FOR APPEAL, the Commission shall have the right to revoke license without hearing.~~