

(f) (1) [During the period between July 1, 1978 and May 1, 1980, and within] WITHIN every ~~-{other-}~~ two year license renewal period [thereafter], every person licensed under this subtitle shall comply with the continuing education requirements established in this subsection as a condition precedent to the renewal of a license. A licensee receiving an initial license in the last year of a renewal period does not have to comply with this continuing education requirement until his second license renewal period.

(2) (I) A licensee shall complete 12 clock hours of approved continuing education instruction covering real estate subject matter as approved by the Real Estate Commission or the subject of real estate law, which includes those laws as enacted by the Congress of the United States, the Maryland General Assembly, and the governing bodies of the local subdivisions as well as real estate rules and regulations as promulgated by the administrative and regulatory agencies of the federal, State, and local governments.

(II) ~~TO COMPLY WITH THIS SUBSECTION UNLESS COMPLIANCE HAS ALREADY OCCURRED, A LICENSEE SHALL SUBMIT PROOF TO THE COMMISSION THAT HE IS REGISTERED FOR APPROVED CONTINUING EDUCATION INSTRUCTION BY MAY 1, 1980 AND THAT HE HAS COMPLETED THE NECESSARY INSTRUCTION BY OCTOBER 1, 1980. THE COMMISSION SHALL EXTEND THE CURRENT VALID LICENSE OF ANY INDIVIDUAL WHO SUBMITS PROOF OF REGISTRATION FOR APPROVED CONTINUING EDUCATION IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. A RENEWAL LICENSE SHALL BE ISSUED TO ANY LICENSEE WHO SUBMITS PROOF OF COMPLETION OF THE REQUIRED INSTRUCTION BY OCTOBER 1, 1980.~~

~~{III}--THE---COMMISSION--SHALL--REVOKE--THE LICENSE-OF--ANY--LICENSEE--WHO--FAILS--TO--COMPLY--WITH--THE REQUIREMENTS-OF-THIS-PARAGRAPH-~~

(III) A LICENSEE WHO FAILS TO COMPLY WITH THE PROVISIONS OF SECTION (F)(2)(I) MAY SHOW CAUSE AS TO WHY HIS LICENSE SHOULD NOT BE REVOKED BY THE COMMISSION. IF A LICENSEE FAILS TO SHOW CAUSE, THE COMMISSION MAY REVOKE HIS LICENSE.

(3) Each course offered shall encompass all the subjects or may be limited to any one or more of the subjects listed in paragraph (2). A certificate of completion, which states the number of clock hours of instruction covered by the individual course, shall be provided to each attendee upon completion of the course, which shall be submitted with the license renewal application. Whenever feasible, courses shall be offered at reasonable intervals within each county and within each major geographic area of the larger counties.

(4) The Commission shall approve the substance and form of all continuing education courses. The courses