

obligation under a preexisting project instrument, document transferring an interest in real estate, or contract.

(b) The project instrument of any time-share project in existence before January 1, 1985, may be amended in accordance with this title. If an amendment grants to any person any rights, powers, or privileges permitted by this title, all correlative obligations, liabilities, and restrictions shall also apply to that person.

(C) (1) THE REQUIREMENTS OF §§ 11A-102, 11A-103, 11A-104, 11A-105, 11A-106, 11A-107, 11A-108, 11A-109, 11A-110, 11A-111, 11A-115, AND 11A-117 APPLY ONLY TO PROJECTS LOCATED IN THIS STATE.

(2) THE REQUIREMENTS OF §§ 11A-112, 11A-113, 11A-114, 11A-116, 11A-118, 11A-119, 11A-120, 11A-121, 11A-122, 11A-124, AND 11A-125 APPLY TO ANY DEVELOPER REQUIRED TO REGISTER UNDER THIS TITLE WITH THE COMMISSION, WHETHER OR NOT THE PROJECT IS LOCATED IN THIS STATE.

Article 56 - Licenses

212.

(a) "Real estate broker" shall mean any person, association, copartnership or corporation foreign or domestic, who for another and for a fee, commission or any other valuable consideration sells, purchases, exchanges, leases, rents or collects rent for the use of real estate or who attempts or who offers by verbal solicitation, advertisement or otherwise to perform any such function, or who aids, attempts or offers to aid, for a fee, any person in locating or obtaining for purchase or lease any residential real estate, or who is regularly engaged in the business of dealing and trading in real estate or leases and options thereon, or who engages in the business of charging an advance fee or contracting for collection of a fee in connection with any contract whereby he undertakes primarily to promote the sale of real estate through its listing in a publication issued primarily for such purpose, or for referral of information concerning such real estate to brokers, or both, or who is engaged in the business of subdividing and selling land in building lots or sites, whether such real estate is located in this or any other state or the District of Columbia.

(a-1) "Associate real estate broker" shall mean any person, including an independent contractor, who has the qualifications necessary for a broker's license and who is employed by or associated with a real estate broker or who is a member of a partnership, association, or officer of a corporation operating pursuant to § 218(b) of this subtitle.

(b) "Real estate salesman" shall mean any person, including an independent contractor, licensed to perform on behalf of any licensed real estate broker any act or acts authorized by this subtitle to be performed by a real estate broker.