

"Real estate salesperson" § 4-101

(K) PROVIDE REAL ESTATE BROKERAGE SERVICES.

"PROVIDE REAL ESTATE BROKERAGE SERVICES" MEANS TO ENGAGE IN ANY OF THE FOLLOWING ACTIVITIES:

(1) FOR CONSIDERATION, PROVIDING ANY OF THE FOLLOWING SERVICES FOR ANOTHER PERSON:

(I) SELLING, BUYING, EXCHANGING, OR LEASING ANY REAL ESTATE; OR

(II) COLLECTING RENT FOR THE USE OF ANY REAL ESTATE;

(2) FOR CONSIDERATION, ASSISTING ANOTHER PERSON TO LOCATE OR OBTAIN FOR PURCHASE OR LEASE ANY RESIDENTIAL REAL ESTATE;

(3) ENGAGING REGULARLY IN A BUSINESS OF DEALING IN REAL ESTATE OR LEASES OR OPTIONS ON REAL ESTATE;

(4) ENGAGING IN A BUSINESS THE PRIMARY PURPOSE OF WHICH IS PROMOTING THE SALE OF REAL ESTATE THROUGH A LISTING IN A PUBLICATION ISSUED PRIMARILY FOR THE PROMOTION OF REAL ESTATE SALES;

(5) ENGAGING IN A BUSINESS THAT SUBDIVIDES LAND THAT IS LOCATED IN ANY STATE AND SELLS THE DIVIDED LOTS; OR

(6) FOR CONSIDERATION, SERVING AS A CONSULTANT REGARDING ANY ACTIVITY SET FORTH IN ITEMS (1) THROUGH (5) OF THIS SUBSECTION.

SUBCOMMITTEE COMMENT: This subsection is new language derived without substantive change from former Art. 56, § 212(a) and (e), as that subsection related to the provision that any of the enumerated activities, by itself, constitutes the provision of real estate brokerage services.

The definition, which is based, in part, on the former definition of "real estate broker", is restated in the infinitive form to allow minor verb variations of the defined phrase, without taking these variations out of the scope of the definition.

In item (1) of this subsection, the defined term "person" is substituted for the former word "another", which referred to "any person, association, copartnership or corporation foreign or domestic". In