

Subsection (b)(6) of this section is new language added to provide a convenient cross-reference to § 4-302 of this subtitle.

In subsection (a) of this section, the reference to an "associate real estate broker" is added in conformity with provisions added throughout this title to provide a licensing scheme for associate real estate brokers. See the General Subcommittee Comment to this title.

Also in subsection (a) of this section, the former, specific reference to the date after which an individual must be licensed to provide real estate brokerage services in this State is deleted as obsolete.

Also in subsection (a) of this section, the former prohibition against a "copartnership, association, or corporation" providing real estate brokerage services without a license is deleted as erroneous since licenses may only be issued to individuals.

In subsection (b)(2) of this section, the term "lawyer" is substituted for the former term "attorney at law" to conform to terminology intended to be used in Title 11 of the proposed Business Occupations Article.

In subsection (b)(3) of this section, the word "investment", which formerly modified the term "home builder", is deleted because courts have not given the word "investment" any meaning and have applied former Art. 56, § 212(f)(5) to all homebuilders. Subsection (b)(3) of this section is revised to clarify that the provisions of this section only apply to the initial sale of a home by the builder and not to any subsequent sales of the home by the builder.

In subsection (b)(4) of this section, the reference to leasing is added as included within the exception.

The second clause of former Art. 56, § 212(f)(9), which excluded agents whose "principal and regular business is that of purchasing, selling, exchanging, or trading in real estate and real estate options" is deleted to eliminate the possibility that the exception in subsection (b)(4) of this section could be interpreted as including the activities listed in that phrase.

Defined terms: "Associate real estate broker" § 4-101
"Commission" § 4-101 "License" § 4-101
"Licensed real estate broker" § 4-101