

(1) MAIL TO THE SALESPERSON OR ASSOCIATE BROKER, AT THE LAST KNOWN ADDRESS OF THAT INDIVIDUAL, NOTICE THAT THE AFFILIATION IS TERMINATED;

(2) SUBMIT WRITTEN NOTICE THAT THE AFFILIATION IS TERMINATED TO THE COMMISSION, INCLUDING A COPY OF THE NOTICE MAILED TO THE SALESPERSON OR ASSOCIATE BROKER; AND

(3) RETURN THE LICENSE CERTIFICATE OF THE SALESPERSON OR ASSOCIATE BROKER TO THE COMMISSION.

SUBCOMMITTEE COMMENT: Subsection (a)(1) of this section is new language added to state expressly that which was only implied in the former law -- i.e., that, subject to certain conditions, a licensed real estate broker may utilize as an independent contractor, employ, or otherwise contract with a licensed real estate salesperson or a licensed associate real estate broker to provide real estate brokerage services on behalf of the real estate broker.

Subsection (a)(2) of this section is new language added to clarify that a licensed real estate broker may provide real estate brokerage services through another individual only if that individual is appropriately licensed to provide services on behalf of that real estate broker.

Subsection (b) of this section is new language added to clarify the legal status of an individual who provides real estate brokerage services on behalf of a licensed real estate broker.

Subsection (c) of this section is new language derived without substantive change from the second sentence of former Art. 56, § 224B.

Subsection (d) of this section is new language derived without substantive change from the third and fourth sentences of former Art. 56, § 222(b).

In this section, the references to an "associate real estate broker" are 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.

In subsection (c)(2) of this section, a reference to the manner in which an individual "is affiliated" is substituted for the former reference to "the type of work relationship existing between the broker, associate broker, and salesmen, whether it be that of employer-employee, independent contractor, or