

4-515. IMPLIED CONSENT.

(A) IN GENERAL.

IF ANY OF THE FOLLOWING ACTS ARE PERFORMED BY A NONRESIDENT REAL ESTATE BROKER, NONRESIDENT ASSOCIATE REAL ESTATE BROKER, OR NONRESIDENT REAL ESTATE SALESPERSON, THE ACT SHALL CONSTITUTE AN IRREVOCABLE CONSENT, AS PROVIDED IN SUBSECTION (B) OF THIS SECTION:

(1) PARTICIPATING IN ANY REAL ESTATE TRANSACTION IN THE STATE; OR

(2) DIVIDING FEES OR HOLDING DEPOSITS FROM ANY REAL ESTATE TRANSACTION IN THE STATE.

(B) EFFECT.

A CONSENT ARISING UNDER THIS SECTION SHALL HAVE THE SAME EFFECT AND BE SUBJECT TO THE SAME PROCEDURES FOR SERVICE OF PROCESS AS A CONSENT FILED UNDER § 4-514 OF THIS SUBTITLE.

SUBCOMMITTEE COMMENT: This section is new language derived without substantive change from former Art. 56, § 219(f).

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

"Real estate" § 4-101 "Real estate broker" § 4-101

"Real estate salesperson" § 4-101

4-516. ACTIONS FOR COMPENSATION FOR PROVIDING REAL ESTATE BROKERAGE SERVICES.

A PERSON MAY NOT BRING AN ACTION OR RECOVER ON AN ACTION FOR COMPENSATION FOR PROVIDING REAL ESTATE BROKERAGE SERVICES IN A COURT OF THE STATE UNLESS THE PERSON WAS AUTHORIZED TO PROVIDE REAL ESTATE BROKERAGE SERVICES UNDER THIS TITLE AT THE TIME OF OFFERING TO PROVIDE AND PROVIDING REAL ESTATE BROKERAGE SERVICES.

SUBCOMMITTEE COMMENT: This section is new language derived without substantive change from former Art. 56, § 228.

The language "at the time of offering to provide and providing real estate brokerage services" is substituted for the former language "prior to the time of offering to perform any such act or service or procuring any promise or contract for the payment of compensation for any such contemplated act or service" to clarify that a person must be authorized to provide real estate brokerage services at the time the person