

(2) A PROFESSIONAL SERVICE CORPORATION FORMED UNDER § 4-512 OF THIS TITLE.

SUBCOMMITTEE COMMENT: This section is new language derived without substantive change from former Art. 56, § 227(a)(1).

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.

In subsection (b)(1) of this section, the reference to an individual who is "licensed in another state" and who "meets the requirements of § 4-513" of this title is substituted for the former reference to "those exempted under the provisions of § 219(e) of this article", for clarity. Former Art. 56, § 219(e) now appears as § 4-513 of this title.

In subsection (b)(2) of this section, the reference to a "professional service corporation formed under § 4-512" of this title is substituted for the former reference to "a corporation formed and wholly owned by a real estate salesperson or salespersons", for clarity. See § 4-512 of this title for provisions relating to the formation of professional service corporations by associate real estate brokers and real estate salespersons.

Defined terms: "Associate real estate broker" § 4-101
"Person" § 1-101
"Provide real estate brokerage services" § 4-101
"Real estate broker" § 4-101
"Real estate salesperson" § 4-101
"State" § 1-101

4-605. PROHIBITED PAYMENTS TO LAWYERS; SOLICITING REFERRAL BUSINESS.

(A) IN GENERAL.

(1) EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (B) OF THIS SECTION, A REAL ESTATE BROKER, AN ASSOCIATE REAL ESTATE BROKER, OR A REAL ESTATE SALESPERSON MAY NOT PAY OR OFFER TO PAY A COMMISSION TO A LAWYER SIMPLY FOR THE REFERRAL OF A PERSON AS A POSSIBLE PARTY TO A RESIDENTIAL REAL ESTATE TRANSACTION.

(2) A REAL ESTATE BROKER, AN ASSOCIATE REAL ESTATE BROKER, OR A REAL ESTATE SALESPERSON MAY NOT SOLICIT REFERRAL