

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article 56 - Licenses

224.

(a) The Commission may upon its own motion and shall upon the verified complaint in writing of any person, provided such complaint, or such complaint together with evidence, documentary or otherwise, presented in connection therewith, shall make out a prima facie case, cause to be investigated the actions of any real estate broker or real estate salesman, or any person who shall assume to act in either such capacity within this State, and shall have the power to suspend or revoke any license issued under the provisions of this subtitle, or issue an official notice of reprimand to any licensee, or, in lieu of or in addition to any suspension or revocation, impose a penalty of up to \$2,000 per violation upon any licensee at any time where the licensee has by false or fraudulent representation obtained a license, or where the licensee has been found to have performed or attempted to perform any of the acts set forth in this section. If the Commission issues a second or any further official notice of reprimand to a licensee, the licensee must show cause why the license of the licensee should not be suspended or revoked. In determining the amount of financial penalty to be imposed, the Commission shall consider the seriousness of the violation, the deleterious effect of the violation on the complainant, the good faith of the licensee, and the licensee's history of previous violations. The following acts are prohibited:

(b) Willful misrepresentation or knowingly making a false promise directly or through agents or salesmen, or

(c) Using any contract form for the listing of property for sale, rent or exchange or any contract form for the sale, rent or exchange of property or any advertising matter which includes the name of any association or organization of which the licensee is not a member, or

(d) Retaining the services of any person as a salesman on a purely temporary or single-deal basis as a means of evading the law regarding payment of commissions to nonlicensed persons on some contemplated transaction, or

(e) Acting for more than one party in a transaction without the knowledge of all parties for whom he acts, or

(f) Accepting a commission or valuable consideration as a real estate salesman for the performance of any of the acts specified in this subtitle from any person except the real estate broker named in his license, or