

"Licensed real estate broker" § 16-101

"Real estate broker" § 16-101

"Real estate salesperson" § 16-101

16-320. EMPLOYMENT OF AND CONTRACTUAL ARRANGEMENTS WITH SALESPERSONS AND ASSOCIATE BROKERS.

(A) IN GENERAL.

(1) SUBJECT TO THE PROVISIONS OF THIS SECTION, 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 LICENSED REAL ESTATE BROKER.

(2) A REAL ESTATE BROKER MAY NOT PROVIDE REAL ESTATE BROKERAGE SERVICES THROUGH ANY OTHER INDIVIDUAL UNLESS THE INDIVIDUAL IS LICENSED AS AN ASSOCIATE REAL ESTATE BROKER OR REAL ESTATE SALESPERSON TO PROVIDE REAL ESTATE BROKERAGE SERVICES ON BEHALF OF THE REAL ESTATE BROKER.

(B) LEGAL STATUS.

ANY INDIVIDUAL, INCLUDING A LICENSED ASSOCIATE REAL ESTATE BROKER, WHO PROVIDES REAL ESTATE BROKERAGE SERVICES ON BEHALF OF A REAL ESTATE BROKER SHALL BE CONSIDERED A REAL ESTATE SALESPERSON WITH RESPECT TO THE PROVISION OF THOSE SERVICES.

(C) SUPERVISION BY REAL ESTATE BROKER.

(1) A REAL ESTATE BROKER SHALL EXERCISE REASONABLE AND ADEQUATE SUPERVISION OVER THE PROVISION OF REAL ESTATE BROKERAGE SERVICES BY ANY OTHER INDIVIDUAL, INCLUDING AN INDEPENDENT CONTRACTOR, ON BEHALF OF THE BROKER.

(2) THE REQUIREMENT OF PARAGRAPH (1) OF THIS SUBSECTION APPLIES REGARDLESS OF THE MANNER IN WHICH THE INDIVIDUAL WHO PROVIDES THE SERVICES IS AFFILIATED WITH THE REAL ESTATE BROKER ON WHOSE BEHALF THE SERVICES ARE PROVIDED.

(D) TERMINATION OF AFFILIATION.

IF THE AFFILIATION BETWEEN A REAL ESTATE BROKER AND A REAL ESTATE SALESPERSON OR AN ASSOCIATE REAL ESTATE BROKER TERMINATES, THE REAL ESTATE BROKER IMMEDIATELY SHALL:

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

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