

Therefore, a Joint Subcommittee of the Senate Economic and Environmental Affairs Committee and the House Economic Matters Committee was appointed to consider the substantive problems in the real estate brokers law. Accordingly, Ch. 563, Acts of 1988, was prepared to address those problems, by repealing the extant laws on real estate brokers and enacting, as part of a new Art. 56A, a title on real estate brokers. For a detailed explanation of the changes made by Ch. 563, Acts of 1988, see the Subcommittee Comments, which the Publisher of the Code reproduced after the appropriate sections -- and, in some instances, subsections -- of former Art. 56A, §§ 4-101 through 4-702.

To the extent possible, new language added by Ch. 563 and existing law retained by Ch. 563 were conformed to the other titles proposed for inclusion on enactment of this article. Therefore, only minor changes have been necessary in the revision of this title.

During the 1988 session, the General Assembly also enacted Ch. 28, which altered the application, license, and renewal fees payable to various licensing boards within the Department, including the fees payable under the provisions of Art. 56 that then governed plumbers and real estate brokers. Section 2 of Ch. 28 directed the publishers of the Code to incorporate into Art. 56A those changes that related to real estate brokers. All of the changes for real estate brokers made by Ch. 28 already had been made by Ch. 563 and, thus, no additional changes were necessary.

The General Assembly also enacted Ch. 505, Acts of 1988, which renumbered former Art. 56A, §§ 4-523 through 4-526 and added a new § 4-523. Section 5 of Ch. 505 directed the publishers of the Code to correct cross-references rendered incorrect by the Act. Those corrections are reflected in this title.

The General Assembly also amended former Art. 56, § 224 to add a new subsection (w), which restricted mass solicitations in Baltimore City and Baltimore County and made a violation grounds for disciplinary action. A substantially similar provision was enacted by Ch. 563, as a prohibition subject to criminal penalties, former Art. 56A, §§ 4-527 and 4-613(a)(4), and by cross-reference, as disciplinary grounds, § 4-322(31). Therefore, former Art. 56, § 224(w) is deleted as unnecessary.

Ch. 635, Acts of 1988, amended former Art. 56, § 227A(a) to delete the word "Maryland" from the name of the Credit Union Insurance Company but did not make a corresponding change in former Art. 56A, § 4-503, which, on October 1, 1988, substantially replaced the amended provision. The correction has been made in § 16-503 of this title.