

14-311.

(A) A COMMERCIAL LEASING BROKERAGE AGREEMENT BETWEEN A BROKER AND AN OWNER MAY NOT WAIVE OR REQUIRE THE BROKER TO WAIVE THE RIGHT TO CLAIM OR ESTABLISH A BROKER'S LIEN.

(B) ANY WAIVER PROVISION MADE IN A COMMERCIAL LEASING BROKERAGE AGREEMENT OR ANY OTHER CONTRACT, EXPRESS OR IMPLIED, BETWEEN A BROKER AND AN OWNER MADE IN VIOLATION OF THIS SECTION IS VOID AS A MATTER OF PUBLIC POLICY.

14-312.

(A) AT THE TIME OF ANY SETTLEMENT OR PAYMENT IN FULL BETWEEN A BROKER AND AN OWNER, THE BROKER SHALL GIVE TO THE OWNER A SIGNED RELEASE OF THE BROKER'S LIEN ESTABLISHED UNDER THIS SUBTITLE.

(B) AN OWNER IS NOT SUBJECT TO A LIEN AND IS NOT OTHERWISE LIABLE FOR ANY COMMISSION INCLUDED IN THE RELEASE UNDER SUBSECTION (A) OF THIS SECTION.

14-313.

SUBJECT TO THE PROVISIONS OF THIS SUBTITLE, AN ACTION TO ESTABLISH AND ENFORCE A BROKER'S LIEN UNDER THIS SUBTITLE, AND ALL PROCEEDINGS HELD UNDER THIS SUBTITLE, SHALL BE IN ACCORDANCE WITH THE MARYLAND RULES APPLICABLE TO THE ESTABLISHMENT AND ENFORCEMENT OF A MECHANICS' LIEN UNDER TITLE 9 OF THE REAL PROPERTY ARTICLE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1994.

Approved May 26, 1994.

CHAPTER 517

(Senate Bill 750)

AN ACT concerning

Funeral Directors and Morticians – Cremation Decisions

FOR the purpose of authorizing any individual of a certain age to decide the disposition of the individual's own body in a certain manner under certain circumstances; establishing an order of priority of persons ~~for deciding~~ authorized to decide the final disposition of the body of a decedent under certain circumstances; prohibiting a person from being an authorized agent when a decedent has left instructions in a certain manner that the decedent did not want to be cremated; authorizing certain other persons to be an authorized agent for the body of a decedent under certain circumstances; ~~establishing a rebuttable presumption for a funeral director~~ authorizing certain persons to rely upon certain representations for the purpose of