

certain real estate licensees to make certain disclosures ~~at~~ not later than the first scheduled face-to-face contact with certain individuals; specifying a certain obligation of a buyer's agent relating to a certain written disclosure; specifying the content of certain standard disclosure forms; except under certain circumstances, prohibiting licensed real estate salespersons, associate real estate brokers, and real estate brokers from acting as dual agents; specifying the circumstances when licensed real estate salespersons, associate real estate brokers, and real estate brokers may act as dual agents; requiring real estate brokers or designees of real estate brokers to assign designated dual agents to act on behalf of certain individuals under certain circumstances; prohibiting the disclosure of confidential information under certain circumstances; specifying the content of certain standard consent forms; requiring the State Real Estate Commission to require licensed real estate salespersons, associate real estate brokers, and real estate brokers to utilize standard disclosure and consent forms under certain circumstances; requiring the State Real Estate Commission ~~to~~ prepare and provide standard disclosure and consent forms to certain licensees; requiring that certain forms be written in a certain manner; providing that except as modified, altered, or amended in this Act, this Act may not be otherwise construed to abrogate the common law of real estate agency in this State; providing for the effective date of this Act; requiring the State Real Estate Commission to make a certain report to the Senate Economic and Environmental Affairs Committee and the House Economic Matters Committee by a certain date; and generally relating to the disclosure of agency relationships by real estate licensees in this State.

BY repealing and reenacting, with amendments,

Article - Business Occupations and Professions

Section 16-322(a)(6) and (30) and 16-528

Annotated Code of Maryland

(1989 Volume and 1993 Supplement)

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

**Article - Business Occupations and Professions**

16-322.

(a) Subject to the hearing provisions of § 16-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee, or suspend or revoke a license if the applicant or licensee:

(6) [acts or attempts to act for more than 1 party in a transaction without the knowledge and consent of all parties for whom the licensee acts] VIOLATES § 16-528(C) OR (D) OF THIS TITLE;

(30) fails to make the disclosure OR PROVIDE THE CONSENT FORM required by § 16-528 of this title;