

(b) An applicant shall meet the requirements for a real estate broker license under § 17-305 of this subtitle.

(c) An applicant shall obtain, from a licensed real estate broker, a commitment providing that the applicant shall become affiliated with the licensed real estate broker as an associate real estate broker on the granting of an associate real estate broker license to the applicant.

17-305.

(a) To qualify for a real estate broker license, an applicant shall be an individual who meets the requirements of this section.

(b) An applicant shall be of good character and reputation.

(c) An applicant shall be at least 18 years old.

(d) (1) Except as provided in paragraph (2) of this subsection, an applicant shall:

(i) have completed successfully a course in real estate approved by the Commission for real estate brokers THAT INCLUDES A 3 CLOCK HOUR COURSE IN REAL ESTATE ETHICS APPROVED BY THE COMMISSION; and

(ii) have been a licensed real estate salesperson and have actively and lawfully provided real estate brokerage services for at least 3 years.

(2) If an applicant is qualified to practice law in the State, the Commission shall waive the educational and experience requirements of paragraph (1) of this subsection for that applicant.

17-315.

(a) (1) To qualify for renewal of a license under this subtitle, a licensee shall [complete:

(i) in the license term that begins in 1992, at least 12 clock hours of continuing education instruction, as provided in this section, during each 2-year license term; and

(ii) in and after the license term that begins in 1996,] COMPLETE at least 15 clock hours of continuing education instruction IN AND AFTER THE LICENSE TERM THAT BEGINS IN 1996, as provided in this section, during the preceding 2-year term.

(2) Notwithstanding paragraph (1) of this subsection:

(i) a licensee who is granted a license during the second year of a license term may renew a license for the next full term without complying with the continuing education requirements of this section; and

(ii) a licensee who has been licensed for 10 years or more may satisfy the continuing education requirements and renew a license for the next full