

(4) THE COMMISSION SHALL GRANT THE SUBSTITUTION OF CLOCK HOURS IN ~~SUBPARAGRAPH (1) OF THIS PARAGRAPH~~ (3) OF THIS SUBSECTION ONLY IF THE OTHER STATE PERMITS THE SUBSTITUTION OF CLOCK HOURS OF CONTINUING EDUCATION INSTRUCTION APPROVED BY THE COMMISSION FOR A LICENSEE OF THIS STATE.

(b) (1) The Commission shall approve the form, substance, and, as provided under paragraph (2) of this subsection, subject matter of all continuing education courses.

(2) The subject matter approved by the Commission shall:

(i) relate to real estate OR TO A SUBJECT MATTER INTENDED TO ASSIST A LICENSEE IN PROVIDING REAL ESTATE BROKERAGE SERVICES TO THE PUBLIC IN A MORE EFFICIENT AND EFFECTIVE MANNER INCLUDING ~~TECHNOLOGICAL AND COMPUTER APPLICATIONS, SALES AND MARKETING TECHNIQUES, AND OTHER COURSES AS APPROVED BY THE COMMISSION~~ INTENDED TO ASSIST A LICENSEE IN PROVIDING REAL ESTATE BROKERAGE SERVICES TO THE PUBLIC;

(ii) every 2 years, include at least one [3-hour] 3 ~~CLOCK HOUR~~ CLOCK HOUR course that outlines relevant changes that have occurred in federal, State, or local laws and regulations, or any combination of those laws and regulations; [and]

(iii) every 2 years, include at least one 1.5 clock hour course that outlines federal, State, and local fair housing laws and regulations, including fair housing advertising; AND

(IV) EVERY 2 YEARS, INCLUDE AT LEAST ONE 3 ~~CLOCK HOUR~~ CLOCK HOUR ETHICS COURSE ~~THAT OUTLINES THE DUTIES OF LICENSEES UNDER THE CODE OF ETHICS AS ADOPTED BY THE COMMISSION, THE NATIONAL ASSOCIATION OF REALTORS, OR SUCH OTHER GOVERNMENTAL AGENCY OR TRADE ASSOCIATION AS APPROVED BY THE COMMISSION~~ THAT INCLUDES THE MARYLAND CODE OF ETHICS AND INCLUDES A DISCUSSION OF THE PRACTICES OF FLIPPING AND PREDATORY LENDING.

(3) [The] EXCEPT FOR THE requirement of paragraph (2)(iii) of this [subsection does not apply to] SUBSECTION, a licensee who provides real estate brokerage services solely in connection with nonresidential real estate MAY SATISFY CONTINUING EDUCATION REQUIREMENTS AND RENEW A LICENSE FOR THE NEXT FULL TERM BY COMPLETING 15 CLOCK HOURS OF INSTRUCTION, UNLESS THE LICENSEE MEETS THE REQUIREMENTS OF SUBSECTION (A)(2)(II) OF THIS SECTION.

(4) To be acceptable for credit as a continuing education course under this section, the course shall cover 1 or more topics approved by the Commission.

(c) (1) Continuing education courses may be conducted by:

- (i) the Maryland Association of Realtors or its member boards;
- (ii) the Real Estate Brokers of Baltimore City, Inc.;