

(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, PROVIDED THAT THE SUBJECT MATTER IS RELATED TO HELPING THE PUBLIC BUY OR SELL 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 COURSES 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 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) ~~AT AN INTERVAL TO BE DETERMINED BY THE COMMISSION, NOT TO EXCEED 10 YEARS~~ EVERY 2 YEARS ~~EVERY 2 YEARS~~, INCLUDE AT LEAST ONE 3 CLOCK HOUR ETHICS COURSE THAT INCLUDES THE MARYLAND CODE OF ETHICS AND 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],~~ 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.;
- (iii) any similar professional association; or
- (iv) an educational institution approved by the Commission.

(2) Continuing education courses shall be taught by a qualified instructor who is experienced in the real estate industry.