

~~(I) "LICENSEE" MEANS A LICENSED REAL ESTATE BROKER, LICENSED ASSOCIATE REAL ESTATE BROKER, OR LICENSED REAL ESTATE SALESPERSON, AS DEFINED IN § 17-101 OF THIS TITLE.~~

~~(J) (1) "MINISTERIAL ACT" MEANS ACTS WHICH AN AGENT PERFORMS ON BEHALF OF A CLIENT PRIOR TO OR FOLLOWING THE EXECUTION OF A CONTRACT OF SALE OR LEASE THAT ALSO ASSIST ANOTHER PERSON TO COMPLETE OR FULFILL A CONTRACT OF SALE OR LEASE WITH THE AGENT'S CLIENT AND WHICH DO NOT INVOLVE DISCRETION OR THE EXERCISE OF THE AGENT'S OWN JUDGMENT AN ACT THAT:~~

~~(1) A LICENSEE PERFORMS ON BEHALF OF A CLIENT BEFORE AND AFTER THE EXECUTION OF A CONTRACT OF SALE OR LEASE;~~

~~(2) ASSISTS ANOTHER PERSON TO COMPLETE OR FULFILL A CONTRACT OF SALE OR LEASE WITH THE CLIENT OF THE LICENSEE; AND~~

~~(3) DOES NOT INVOLVE DISCRETION OR THE EXERCISE OF THE LICENSEE'S OWN JUDGMENT.~~

~~(K) "STANDARD DUTY" MEANS A DUTY OR OBLIGATION OF A LICENSEE WHO ACTS FOR OR REPRESENTS A CLIENT IN AN AGENCY RELATIONSHIP AS PROVIDED IN THIS PART III OF THIS SUBTITLE.~~

~~(L) (J) "SUBAGENT" INCLUDES A COOPERATING AGENT WHO ACTS ON BEHALF OF A CLIENT OF ANOTHER BROKER.~~

~~(M) (K) "TIMELY" MEANS A REASONABLE TIME UNDER THE PARTICULAR FACTS AND CIRCUMSTANCES.~~

17-529.

(A) THIS PART III OF THIS SUBTITLE APPLIES ONLY TO:

(1) THE SALE OR LEASE OF REAL PROPERTY IMPROVED BY ONE, TWO, THREE, OR FOUR SINGLE-FAMILY UNITS; AND

(2) UNIMPROVED REAL PROPERTY ZONED FOR RESIDENTIAL USE BY THE LOCAL ZONING AUTHORITY OF THE COUNTY OR MUNICIPALITY IN WHICH THE REAL PROPERTY IS LOCATED.

(B) THIS PART III OF THIS SUBTITLE DOES NOT APPLY TO A LEASE OF 125 DAYS OR LESS.

17-530.

~~IT IS THE INTENT OF THE GENERAL ASSEMBLY THAT THIS TITLE SHALL ABROGATE AND SUPERSEDE THE COMMON LAW OF THE STATE ONLY TO THE EXTENT THAT THEY ARE INCONSISTENT.~~

17-531.

~~THE COMMISSION MAY ADOPT REGULATIONS TO CARRY OUT THIS PART III OF THIS SUBTITLE.~~