

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

MARYLAND REAL ESTATE \*  
COMMISSION \*

CASE NO. 512--RE-2020

V.

CONNIE FITZGERALD \*  
REMAX CLOSERS \*  
38582 BRETT WAY, UNIT B \*  
MECHANICSVILLE, MD 20659 \*  
LIC. REG. NO. 03-589189 \*  
RESPONDENT \*

\* \* \* \* \*

**CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Craig Snyder (“Complainant”). Based on the complaint and the response thereto received from Respondent Real Estate Associate Broker Connie Fitzgerald, license registration number 03-589189, a Commission Panel determined it appropriate to bring administrative charges against the Respondent. Before the Commission issued a Statement of Charges and Order for Hearing against the Respondent, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement, which provides for the imposition of disciplinary measures which are fair and equitable under these circumstances and are consistent with the best interests of the people of the State of Maryland, to resolve the complaint. The Commission and the Respondent agree and stipulate as follows:

1. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.
2. The Respondent is licensed as a real estate associate broker, license registration number 03-589189, and is currently affiliated with ReMax Closers.
3. The Respondent was representing the buyers in the purchase of property located at 44356 Ocelot Way in California, Maryland. The buyers noticed at the pre-settlement walk-through that the repair of a loose handrail on the rear deck of the house had not been done.
4. The Respondent contacted an unlicensed contractor on behalf of the buyers in order to obtain an estimate for the repair of the railing.
5. 17-527.4(c) requires that if the licensee offers the name of a home improvement contractor, the licensee needs to verify that the home improvement contractor is licensed by the Home Improvement Commission.

6. The Respondent admits that by her acts and omissions described above he has violated Business and Occupations Article, Annotated Code of Maryland (“BOP”) §17-527.4(c)(1)(2) and 17-322(b)(32):

**§17-527. Verification of service provider licensing status**

**(c) Verification Required – Home Improvement contractors**

If a licensee offers the name of a home improvement contractor to a client, the licensee shall:

- (1) annually verify that the home improvement contractor is licensed by the Home Improvement Commission under Title 8 of the Business Regulation Article to act as a home improvement contractor before offering the name to the client; and
- (2) inform the client of the website on which the licensing information may be found, and the date on which the licensee verified the information.

**§17-322. Denials, reprimands, suspensions, revocations, and penalties— Grounds.**

- (b) *Grounds.*—Subject to the hearing provisions of §17-324 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:

\* \* \*

- (32) Violates any other provision of this title.

7. The Respondent consents to the entry of an Order by the Commission that she has violated BOP §17-527.4(c)(1)(2) and 17-322(b)(32):

8. The Respondent agrees she is required to abide by the Maryland Real Estate Broker’s Act, Md. Code Ann., Bus. Occ. & Prof. Art., §17-101 et. seq. and the Commission’s regulations in all real estate transactions.

9. The Respondent agrees to pay a civil penalty in the amount of \$1,000.00 for the violations. The total of \$1,000.00 will be paid to the Real Estate Commission within 30 days of the date of the entry of this Consent Order and Settlement Agreement. The Respondent agrees that should she fail to make the payment within thirty (30) days of this Consent Order and Settlement Agreement, her real estate license registration number 03-589189 shall be automatically suspended and shall continue to be suspended until the payment is made.

10. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to the issuance of a Statement of Charges and Order for Hearing by the Commission, an administrative hearing on the charges before the Commission or the Office of Administrative Hearings (“OAH”), the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the OAH, any and all further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement.

11. The Respondent enters into this Consent Order and Settlement Agreement voluntarily, knowingly, and willingly, after having the opportunity to consult with private counsel of her own choosing at her own expense.

12. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 512-RE-2020.

**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 28<sup>th</sup> DAY OF June, 2022 BY THE MARYLAND REAL ESTATE COMMISSION:**

**ORDERED** that the Respondent's has violated BOP §17-527.4(c)(1)(2) and 17-322(b)(32):

**ORDERED** that the Respondent shall pay to the Commission \$1,000.00 in accordance with paragraph 12 this Consent Order and Settlement Agreement; and it is further

**ORDERED** that should the Respondent fail to pay to the Complainant \$1,000.00 in accordance with paragraph 12 this Consent Order and Settlement Agreement, the Respondent's associate real estate broker's license registration number 03-589189 shall be automatically suspended and shall continue to be suspended until such time as the payment is made; and it is further

**ORDERED** that the Commission's records and publications shall reflect the terms of this Consent Order and Settlement Agreement.

MARYLAND REAL ESTATE COMMISSION:

**SIGNATURE ON FILE**

By: \_\_\_\_\_  
Michael L. Kasnic, Executive Director

**AGREED:**

**SIGNATURE ON FILE**

\_\_\_\_\_  
Connie Fitzgerald  
Respondent

06-23-2022

\_\_\_\_\_  
Date

ON F

ON F

RECEIVED

**SIGNATURE ON FILE**

FILE