

MARYLAND REAL ESTATE
COMMISSION

v.

RICHARD LAMKIN, JR.,

Respondent

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* BEFORE THE
* MARYLAND REAL
* ESTATE COMMISSION
* Case No.: 382-RE-2012

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of an audit of continuing education hours conducted by the Commission in connection with the 2011 renewal application of Richard Lamkin, Jr. As a result of the audit, it was determined that the Respondent had not completed the required hours of continuing education instruction for renewal of his license. As a means of resolving this matter, the Commission and the Respondent have agreed to enter into this Consent Order and agree and stipulate to the following:

1. On December 5, 2011, the Respondent submitted an electronic application for the renewal of his salesperson's license for the 2012-2014 renewal period.
2. Pursuant to Section 17 -315 of the Business Occupations and Professions Article, Maryland Annotated Code, the Respondent was required to complete 15 hours of continuing education instruction during the two year period preceding the renewal date of December 5, 2011.
3. The Respondent failed to complete the required number of hours, but he certified on the renewal application dated December 5, 2011 that the continuing

education requirement had been fulfilled. The failure to complete the continuing education hours was in violation of § 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.

4. The Respondent agrees that his continuing education requirement had not been completed when he answered "Yes" to the question "Have you completed the CE hours required since your last renewal?".

5. As a term and condition of this Consent Order, the Respondent agrees to pay a fine in the amount of Fifteen Hundred Dollars (\$1500) in connection with the violation of § 17-315, Business Occupations and Professions Article, Maryland Annotated Code. In addition, the Respondent will pay a fee in the amount of \$100 for the administrative costs associated with this matter. The fee and fine are to be paid within sixty (60) days of the date of this Consent Order.

6. The Respondent also agrees that the 3.0 hour Maryland Legislative Update course, which he submitted after his audit, was not completed until March 30, 2012, was outside the renewal period, and cannot be submitted for his 2014 renewal period.

7. The Respondent waives the right to a formal hearing in this matter and the issuance of charges.

8. The Respondent agrees that all licenses held by the Respondent will automatically be suspended by the Commission, without a hearing, if the Respondent fails to comply with the terms of this Consent Order. The

Respondent further agrees that the suspension of license will continue until the Respondent evidences compliance.

9. The Respondent and the Commission understand that this Consent Order will serve as the Final Order in this matter and be a part of the Respondent's licensing record maintained by the Commission. The Commission's records and publications will reflect the terms of the Consent Order.

WHEREFORE, BASED ON THESE STIPULATIONS AND AGREEMENTS, it is, this 23RD day of AA APRIL, 2013, **ORDERED** by the Commission: 25 KFC/SL

I. That the Respondent has been found to have violated § 17 -315 of the Business Occupations and Professions Article, Maryland Annotated Code.

II. That the Respondent agrees that the 3.0 hour Maryland Legislative Update course, which he submitted after his audit, was outside the renewal period and cannot be submitted for his 2014 renewal period.

III. That the Respondent shall pay a fee of \$100 in connection with the administration of this matter, and a fine of \$1500 in connection with the violation within 60 days of the date of this Consent Order.

IV. That in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order.

IV. That the records of the Commission shall reflect that this matter was resolved by execution of this Consent Order.

SIGNATURE ON FILE

Richard Lamkin, Jr.
Respondent

SIGNATURE ON FILE

Katherine F. Connelly
Executive Director
Maryland Real Estate Commission