

MARYLAND REAL ESTATE COMMISSION
500 North Calvert Street
Baltimore, MD 21202

Mission: Protecting the health, safety, and welfare of the public
through examination, licensing, and regulatory activities regarding real estate

BUSINESS MEETING MINUTES
February 17, 2016, 10:30 a.m.

Highlights from the meeting:

- Current license count is 40,664
- December guaranty fund balance is \$928,288.12

PRESENT:

Commissioner Anne Cooke (Industry)
Commissioner Karen Baker (Consumer)
Commissioner Marla Johnson (Industry)
Commissioner Jeff Wright (Industry)
Commissioner Robin Pirtle (Consumer)
Paulette Wirsching, AAG
Katherine F. Connelly, Executive Director
Charlene Faison, Education Administrator, Session Recorder

ABSENT:

Commissioner J. Nicholas D'Ambrosia, Chair (Industry)
Commissioner James Reeder (Consumer)

PUBLIC IN ATTENDANCE:

Mark Feinroth, MAR

CALL TO ORDER:

Anne Cooke, Assistant Chair presided over the meeting in the absence of the Chair, J. Nicholas D'Ambrosia. The meeting was called to order at 10:35 a.m.

APPROVAL OF MINUTES:

Motion (made by Marla Johnson, seconded by Jeff Wright) **To approve the minutes of the January 20, 2016 business meeting . Unanimous approval.**

REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:

Motion (made by Marla Johnson, seconded by Robin Pirtle) **To approve the Administrative Dismissals for the month of February 2016. Motion carried.**

COMMITTEE REPORTS:

1. Education – Exam statistics read silently.
 - For the month of January 2016 PSI administered 586 salesperson and 49 broker exams, compared to 677 salesperson and 35 broker exams in January 2015.
2. Legislative – Marla Johnson, Legislative Chair
 - No comments from Commissioner Johnson.

- Ms. Connelly informs all that there are a lot of bills in the works; none are sponsored by MREC but MAR submitted bills for agency, lawyer exemption and contractors. She received notice of a bill which she found interesting; HB 1058 requires the disclaimer and disclosure statements required for the sale of specified single family residential real property to include specified information and documents relating to home improvements made to the property during the period that the vendor owned the property. The Commissioners believe this bill may be problematic and a **Motion** (made by Marla Johnson, seconded by Jeff Wright) **To take a position against this bill.**
Motion carried.

COMMENTS FROM EXECUTIVE DIRECTOR: Katherine F. Connelly

1. Current license count totals 40,664, of which 4,363 are brokers, 3,048 are associate brokers, 32,306 salespersons, 582 branch offices, 100 reciprocal brokers, 32 reciprocal associate brokers, and 230 reciprocal salespersons. Of the total count, 1,766 are inactive.
2. Guaranty Fund Balance for December \$928,288.12 with \$2384.65 paid out in claims.
3. There are several bills pending that don't necessarily affect us, but do affect us.
4. Revised document of HUD opinion from Brian Weeks is ready for publication. It will be put on letterhead, dated and emailed to brokers, put on MREC website and given to Mark Feinroth for dissemination through MAR.
5. Travel request for ARELLO meeting in Atlanta have been submitted; awaiting approval.
6. Next meeting is Wednesday, February 16, 2016.

COMMENTS FROM COUNSEL: Brian Weeks

- Paulette Wirsching mentioned several bills of interest. They included
 - HB 1377 Real Property – Vacant and Abandoned Property – Expedited Foreclosure
 - HB 1421 Real Property – Real Estate Sales Contracts – Required Notice
 - HB1412 Real Property – New Residential Property – Information on Renewable Energy 3 Alternatives
 - HB 1171 Foreclosed Property Registry – Responsibility for Maintenance of Residential 3 Property, Registration Requirement, and Access to Registry; Attorney Brian Weeks reviewed this bill and didn't see any issues with it.

COMMENTS FROM ASSISTANT CHAIR: Anne Cooke

- None.

UNFINISHED BUSINESS:

- None

NEW BUSINESS:

- None

ADJOURNMENT:

There being no further business, the meeting adjourned at 11:18 A.M. The next monthly business meeting is Wednesday, March 16, 2016.

APPROVED AS PRESENTED _____
J. Nicholas D'Ambrosia, Chairperson

APPROVED AS AMENDED _____
J. Nicholas D'Ambrosia, Chairperson