



2023 Key Maryland REALTOR® Issues

Deposit Legislation

Introduced in 2022 as HB 720/SB 424, the legislation would have brought balance back to the return of deposit law in Maryland by allowing purchasers to receive their deposit money within 30 days after notifying an escrow holder that the purchaser is exercising certain contingencies in the contract. Currently, sellers can deny the lawful return of deposit money to a buyer by simply not signing a deposit release.

Accessory Dwelling Unit Legislation

Introduced in 2022 as HB 1259/SB 871, the bill would have required local governments to have a robust Accessory Dwelling Unit (ADU) law permitting homeowners to establish an independent dwelling unit in or on their property. With the significant undersupply of housing across Maryland which hurts housing affordability, ADU laws create affordable units quickly with little to no impact on local government infrastructure and open space.

Cottage Cluster Legislation

Introduced in 2022 as HB 553, the bill would have clarified that single-family, detached dwelling units organized under a condominium regime may provide insurance like single-family detached housing under an HOA regime. This change helps the marketing of Cottage home detached dwellings created under a condominium regime. Some local counties require cottage cluster style developments to organize under a condominium regime.

Reissuance of Real Estate Broker License Legislation

The Maryland Real Estate Brokerage Act specifies a process for reissuing a real estate broker's license when a broker dies unexpectedly or is disabled and unable to continue to carry out their duties. Absent these special circumstances, Maryland brokers must initiate themselves the termination of their affiliation with a particular company regardless of whether the broker owns the company or not. This legislation would permit a company to initiate a broker license reissuance rather than relying on a broker who may be unable or unwilling to do so.

Continuing Education for New Licensees

This bill would create a more practical continuing education requirement in a new licensee's first licensing cycle. Current licensees must take 15 hours of continuing education during their two-year licensing cycle. 10.5 hours of the current curriculum for new licensees mandates specific courses like legislative and legal update. The new curriculum would emphasize contracts, disclosure and professionalism. Many of the concepts taught in pre-licensing courses cover an overview of real estate without detailing the specific contract, disclosure and professional duties that licensees need to know to serve their clients in transactions.

Affordable Housing Fiscal Analysis

Would require legislation introduced in the Maryland General Assembly to estimate the bill's impact on housing affordability.