

Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: **July 16, 2025**

TIME: 10:30 A.M.

LOCATION: 100 S. Charles Street
Tower 1
Baltimore, MD 21201
(Teleconference via Google Meet)

MEMBERS PRESENT:

Demetria Scott, *Commissioner, Chair*
Jean-Jacques Ellong, *Commissioner*
Hope Mims, *Commissioner*
Sandy Olson, *Commissioner*
Joe Wilson, *Commissioner*
Jackie Alexander, *Commissioner*

MEMBERS ABSENT:

Roxanne Alston, *Commissioner*
Nea Maloo, *Commissioner*
Kambon Williams, *Commissioner*

STAFF PRESENT:

John Dove, *Commissioner, O&P*
Sarah McDermott, *Assistant Commissioner, O&P*
Robert Pambianco, *Assistant Attorney General*
Scott Lederer, *Executive Director*
Tenensia Stanley, *Assistant to the Executive Director*
Christopher Morton, *Paralegal*
Japonica Kearney, *Education Director*
Matthew McKinney, *Legislative for O&P*

PUBLIC PRESENT:

Kathie Connelly
Kathleen Dartez
Greg Fisk
Marie Lagos
Jenifer League
Barbara Maloney
Brenda Kasuva, *MREEA*
Kitty Owings
Monica Stewart
Dave Stromberg
Bob Pettis
Christa McGee, *Maryland Realtors*
Stephanie Gones, *The CE Shop*
Tamela Agudo
Veronica Rolocut

Roll Call/Quorum Announced and Meeting Called to Order

- Chair Scott called the meeting to order at 10:32 A.M. Roll call was conducted by Mr. Lederer.

Approval of Report of Complaints/Administrative Dismissals for July

Motion (made by Commissioner Wilson, seconded by Commissioner Alexander) **to approve the Administrative Dismissals for July 2025.**

No discussion.

Motion carried.

Approval of Minutes

Motion (made by Commissioner Alexander, seconded by Commissioner Wilson) **to approve the June 18, 2025, Business Meeting minutes without corrections.**

No discussion.

Motion carried.

Committee Reports

Education - Commissioner Mims, Chair

- Commissioner Mims presented the exam results for June. A total of 232 passed the exam.
- The Education Committee will meet on Tuesday, July 22, 2025, and will have an update at the next board meeting.

Legislative – Commissioner Alexander, Chair

- Commissioner Alexander plans to revisit the proposals that are already pending.

Comments from Executive Director Lederer

- Mr. Lederer stated that MREC’s Education Department issued 93 Letters of Qualifications during June for out-of-state applicants to sit for the exam.
- As of May 2025, active license counts are:
 - 3,964 Brokers
 - 3,036 Associate Brokers
 - 37,681 Salespersons
 - 194 Reciprocal Broker
 - 87 Reciprocal Associate Broker
 - 913 Reciprocal Salesperson
 - Total license count: 45,875
- Mr. Lederer stated that the *Guaranty Fund Balance as of May 31, 2025, is \$1,275,946.54*
- Mr. Lederer reviewed the Regulatory proposals submitted for:
 - *CE Late fee clarification and fee (\$75)*
 - *CE Course Approval fee (\$25)*
 - *CE modifications effective on October 1, 2025*

Comments from Counsel Robert Pambianco

- The Counsel congratulated Commissioners on their new positions with the board.
- The counsel discussed the draft amendment to COMAR to reflect the establishment of a Vice Chair position.
 - Comment from Chair Scott to include the Vice Chair in the meetings with legal counsel and the Executive Director.
- **Motion** (made by Commissioner Wilson, seconded by Commissioner Olson) **to amend COMAR to reflect a Vice Chair position.**
No discussion.
Motion carried.
- **Motion** (made by Commissioner Wilson, seconded by Commissioner Mims) **to approve the verbiage for COMAR to reflect a Vice Chair position.**
No discussion.

Motion carried.

- Nominations for Vice Chair to be discussed at the next board meeting.

Comments from Chair Scott

- Madam Chair introduced Commissioner Mims as the new Chair of the Advertising Task Force and briefly discussed the tasks.
- Madam Chair discussed new Maryland legislation impacting real estate, effective July 1, 2025, and enacted over the past year, noting licensees should incorporate these changes into their practice.
 - The Renters Rights and Stabilization Act (HB 693) makes a number of changes that impact rentals. For example, the Act does not permit Landlords to charge an extra pet deposit in addition to Maryland's security deposit maximum.
 - Commissioner Olson later noted that the Landlord can charge pet rent.
 - Madam Chair noted the Tenants Bill of Rights that took effect on July 1, 2025. Landlords [and licensees representing Landlords] must include the document in their lease agreements.
- She also mentioned that when selling 1, 2, or 3-unit buildings, tenants must be given the right of first refusal.

Old Business

- Mr. Lederer discussed the Disclosure/Disclaimer form that has been submitted. He received two comments regarding the form. One pertains to the format of the form, and the other regarding extending question 19 with more details. There will be more details at next month's meeting.

New Business

- There was no new business.

Public Comment

- Chair Scott discussed the meaning of Public Comments and what this portion of the meeting is for. She explained that any invitations to upcoming events should be sent to Executive Director Lederer.
- Bob Pettis
 - Asked for clarification on the outlines and slides that will be provided by MREC.
- Brenda Kasuva
 - Thanked Mr. Lederer for attending the MREEA meeting and invited everyone to the next MREEA meeting on September 15th at 1 pm.
- Barbara Maloney
 - Asked for clarification on not being able to see the courses she has taken until she uploads a credit report, and it is approved by the Commission.

- She also asked when the slides for the Supervision course will be available to Education Providers. Mr. Lederer stated that the Education Department is working on the slides and will have them available before October 1st.

Adjournment

There being no further business.

Motion to adjourn the meeting (made by Commissioner Alexander, seconded by Commissioner Mims).

Motion carried.

The next monthly business meeting is on Wednesday, August 20, 2025.

APPROVED AS PRESENTED _____ **SIGNATURE ON FILE** _____

Demetria Scott, Chairperson