

BEFORE THE MARYLAND REAL ESTATE COMMISSION

**MARYLAND REAL ESTATE
COMMISSION**

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CASE NO. 19-RE-2024

V.

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RONALD MOLOCK

Respondent

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CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Kathryn and Don Held ("Complainants") against RESPONDENT Ronald Molock ("Respondent"). Based on the complaint and an investigation, the Commission issued a Statement of Charges and Order for Hearing against the Respondent dated March 5, 2025 ("Charge Letter") and transmitted this matter to the Office of Administrative Hearings ("OAH") for a hearing. By a Notice of Hearing dated April 7, 2025, the OAH scheduled this matter for hearing on June 25, 2025. To resolve this matter without a formal hearing, the Commission and the Respondent have agreed to enter into this Consent Order and Settlement Agreement to provide for the imposition of disciplinary measures that are fair, equitable, and consistent with the best interest of the people of the State of Maryland.

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 currently licensed by the Commission as a real estate salesperson affiliated with Long & Foster Real Estate Inc., license registration number 579201.
3. On or about October 11, 2021, the Respondent created a real estate listing advertising the sale of two real property parcels in Talbot County known as Macks Lane, McDaniel Maryland 21647 ("Macks Lane Parcels"). The listing for the Macks Lane Parcels described the property as "A nice 1-ac. and 2-ac lots selling together (Tax#'s 05-175402 & 05-175399) Close to water, for boating and fishing pleasures. A nice 3 ac. building lot!" The Utilities Information section of the listing states: "Sewer Septic: Public Sewer, No Septic System." Notwithstanding the information contained in the Utilities Information section of listing that the Respondent created, the Macks Lane Parcels are not connected to a public sewer system. Furthermore, in April or May of 2022, the Talbot County Health Department Office of Environmental Health ("County Health Department") conducted a soil evaluation, also known as a percolation test, to determine the feasibility of an on-site sewage disposal system for the property. Pursuant to the results of the percolation test, the County Health Department determined that it could not approve a sewage disposal system for the Macks Lane Parcels.

Because a sewage disposal system cannot be approved for the Macks Lane Parcel, it is unlawful to build structures or dwellings for human occupation on the property.

4. The Respondent admits that he/she has violated Business and Occupations Article, Annotated Code of Maryland ("BOP") §17-322(b)(33) and COMAR 09.11.02.01G(2) and 09.11.02.02A which provide:

§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:

(33) violates any regulation adopted under this title or any provision of the code of ethics.

COMAR 09.11.02.01-G(2) Advertisement

(2) The licensee in advertising shall be especially careful to present a true picture. A broker may not advertise without disclosing the broker's name or the company name as it appears on the license. A broker may not permit associate brokers or salespersons to use individual names unless the connection with the broker is obvious in the advertisement.

COMAR 09.11.02.02-A

In accepting employment as an agent, the licensee shall protect and promote the interests of the client. This obligation of absolute fidelity to the client's interest is primary, but it does not relieve the licensee from his statutory obligations towards the other parties to the transaction.

5. The Respondent consents to the entry of an Order that he has violated BOP §17-322(b)(33) and COMAR 09.11.02.01G(2) and 09.11.02.02A. As a penalty for the violations the Respondent agrees to pay a civil monetary penalty of One Thousand Dollars (\$1,000.00) upon execution of this Consent Order and Settlement Agreement.

7. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to an administrative hearing before the Office of Administrative Hearings, the making of Findings of Fact and Conclusions of Law by an Administrative Law Judge, any further proceedings before the Commission, and any rights to appeal from this Consent Order and Settlement Agreement.

7. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 19-RE-2024.

BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 9th
DAY OF JUNE, 2025 **BY THE MARYLAND REAL ESTATE**
COMMISSION:

ORDERED that the Respondent's has violated BOP §17-322(b)(33) and COMAR 09.11.02.01G(2) and 09.11.02.02A, it is further,

ORDERED that based on the violations, the Respondent shall pay a civil monetary payment in the amount of One Thousand Dollars (\$1,000.00), and it is further

ORDERED that the Commission's records and publications reflect the violation and civil penalty imposed on the Respondent.

MARYLAND REAL ESTATE COMMISSION:

By: 

SCOTT LEDERER
EXECUTIVE DIRECTOR

AGREED:


RONALD MOLOCK, RESPONDENT

6-3-25
DATE