

Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: October 15, 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*
Hope Mims, *Commissioner*
Sandy Olson, *Commissioner*
Joe Wilson, *Commissioner*
Jackie Alexander, *Commissioner*
Nea Maloo, *Commissioner*

MEMBERS ABSENT:

Kambon Williams, *Commissioner*
Roxanne Alston, *Commissioner*

STAFF PRESENT:

Robert Pambianco, *Assistant Attorney General*
Scott Lederer, *Executive Director*
Tenensia Stanley, *Assistant to the Executive Director*
Christopher Morton, *Paralegal*
Matthew McKinney, *Legislative for O&P*
Aajah Harris,
Nathan Jackson, *Investigator*

PUBLIC PRESENT:

Kathie Connelly
Kathleen Dartez
Deb Hutson
Jenifer League
Barbara Maloney
Tamekia Martin, *CRPW*
Brenda Kasuva, *MREEA*
Christa McGee, *Maryland Realtors*
Shelia Russell Williams
Bob Pettis
Katelyn Taylor

Roll Call/Quorum Announced and Meeting Called to Order

- Chair Scott called the meeting to order at 10:32 a.m. A roll call was conducted by Executive Director Lederer, confirming that a quorum was present.
- The meeting was recorded and transcribed to ensure the accuracy of these minutes.

Approval of Minutes

Motion (made by Commissioner Wilson, seconded by Commissioner Mims) to approve the August 20, 2025, Closed Session meeting minutes without corrections.

No discussion.

Motion carried.

Motion (made by Commissioner Olson, seconded by Commissioner Maloo) to approve the September 17, 2025, Business Meeting minutes without corrections.

No discussion.

Motion carried.

Approval of Report of Complaints/Administrative Dismissals for September

Motion (made by Commissioner Olson, seconded by Commissioner Mims) to approve the Administrative Dismissals for October 2025.

No discussion.

Motion carried.

Committee Reports

Comments from Executive Director Lederer

- Mr. Lederer reviewed the license count for September:
 - Broker: 3,936
 - Associate Broker: 3,013
 - Salesperson: 37,399
 - Reciprocal Broker: 198
 - Reciprocal Associate Broker: 90
 - Reciprocal Salesperson: 928
 - Branch Office: 828
 - Reciprocal Branch Office: 3
- The Guarantee fund balance as of August 31st is \$1,289,244.87
- The CE changes as of October 1, 2025, are as follows:
 - The Broker supervision course hours are reduced from 3 to 1.5.
 - The new ADA course requirement for commercial licenses has only been approved for 5 schools so far.
 - For new agents, Principles of Brokerage Relationships and Disclosure Requirements for Sellers (BRAD-SD) - Topic K has been replaced with Brokerage Relationships and Disclosures (BRAD) - Topic H.
- The Broker Supervision change has been submitted to the Secretary's office for approval.
- The Governor's Office has approved the CE Course Approval Fee (\$25) submission.
- The CE late fee is being separated from the reinstatement fee, and the new CE late fee of \$75 is pending approval.
- The disclaimer form is finalized for publication in the Maryland Register.

Comments from Counsel Robert Pambianco

- Counsel noted that he had been working with the executive director on the Commission's regulatory submissions and that the process, while slow, was moving forward.

Comments from Chair Scott

- Chair Scott encouraged commissioners and licensees to participate in updated courses.
- Agents, brokers, and team leaders should have a Maryland Land Records Account, which is essential for verifying ownership, signatory authority, and ground rent status to avoid liability and guarantee fund payouts.
- SentiLock access credentials are to be used only by the registered account holder. Credentials may not be shared among team members. The SentiLock system is designed to provide accurate tracking of individuals entering a property, ensuring that both listing brokers and homeowners receive reliable information regarding who accessed the home and when scheduled appointments occurred.

Old Business

- The Advertising Task Force met on October 1st to update the Commission's Advertising Checklist to include requirements for social media, online, and print advertising. They plan to complete the updates by December 2025. The next meeting will be on October 24th at 11:30 a.m.
- Fee name
 - Motion (made by Commissioner Maloo, seconded by Commissioner Mims) to rescind the resolution adopted at the September meeting regarding the establishment of a \$25 continuing education course "application review and renewal" fee.
No discussion.
Motion carried.
 - Motion (made by Commissioner Maloo, seconded by Commissioner Mims) to amend the Commission's regulations to establish a "CE Course Approval" fee and to set that fee at \$25.
No discussion.
Motion carried.

New Business

- Commissioner Olson proposed inviting Bright MLS to a future meeting to discuss adding compliance warnings to showing systems and to remind agents not to share lockbox codes.
- Commissioner Maloo reported on Montgomery County's modular housing initiatives. She emphasized their relevance to affordable housing and fair housing goals. The commissioners discussed zoning, regulation, and long-term trends as they impact the issue of affordable housing.

Public Comment

- There were no public comments.

Adjournment

There being no further business.

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

Motion carried.

The next monthly business meeting is on Wednesday, November 19, 2025.

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

Demetria Scott, Chairperson