

Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: February 18, 2026

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*
Sandy Olson, *Commissioner*
Joe Wilson, *Commissioner*
Jackie Alexander, *Commissioner*
Roxanne Alston, *Commissioner*
Nea Maloo, *Commissioner*
Hope Mims, *Commissioner*

MEMBERS ABSENT:

Kambon Williams, *Commissioner*

STAFF PRESENT:

Sarah McDermott, *Assistant Commissioner, O&P*
Robert Pambianco, *Assistant Attorney General*
Scott Lederer, *Executive Director*
Tenensia Matthews, *Assistant to the Executive Director*
Christopher Morton, *Paralegal*
Ajah Harris, *Policy Director*
Japonica Kearney, *Education Director*
Allison Simpson, *Education Assistant*

PUBLIC PRESENT:

Emily Button
Tamekia Martin
Brenda Kasuva
Christa McGee
Kara Norcutt
Tammy Satzberg
Stacie Teal-Locust
Alyce Thompson
Bob Pettis
Stephanie Gones
Dave Stromberg

Roll Call/Quorum Announced and Meeting Called to Order

- Chair Scott called the meeting to order at 10:31 a.m. Executive Director Lederer conducted a roll call, confirming that a quorum was present.
- The meeting was recorded and transcribed to ensure the accuracy of these minutes.

Approval of Report of Complaints/Administrative Dismissals for February

Motion (made by Commissioner Wilson, seconded by Commissioner Maloo) to approve the Administrative Dismissals for February 2026.

No discussion.

Motion carried.

Approval of Minutes

Motion (made by Commissioner Wilson, seconded by Commissioner Mims) to approve the January 21, 2026, Business Meeting minutes without corrections.

No discussion.

Motion carried.

Committee Reports

Education - Commissioner Mims, Chair

- Commissioner Mims thanked Chair Scott, Commissioner Olson, Mr. Lederer, and all who participated in the PSI examination session in January. The Session included preparing new questions for the PSI. The committee plans to revisit the matter towards the end of the year to review how the new questions have performed in the live session testing.

- The next Committee meeting will be held on Tuesday, February 24th at 11:30 a.m.

Legislative – Commissioner Alexander, Chair

- The committee has begun meeting on Friday mornings to review bills that may affect the Commission.
- The last formal meeting was held on January 26 at 3 p.m. During the meeting, the committee discussed the preliminary draft of future regulations regarding the implementation of mandatory fingerprinting and background checks for licensees. The committee decided to suspend meeting monthly on the 4th Monday.
- The Committee has reviewed several pieces of legislation and will continue to do so every Friday at 9 a.m.

Comments from Executive Director Lederer

- Mr. Lederer reported the license count as follows:
 - Brokers: 3,894
 - Associate Brokers: 2,967
 - Salespersons: 37,123
- The total number of complaints currently in process is approximately 287.
- The total number of anonymous advertising complaints in the last 12 months is 15. Mr. Lederer was able to handle these complaints outside of the complaint process.
- The Guaranty Fund balance as of December 31, 2025, is \$1,195,434.
- The Education Department processed 72 qualification letters for out-of-state licensees in January.
- Chair Scott asked about the final stages of the advertising checklist. Mr. Lederer stated that the checklist should be on his desk by the end of the day. The checklist was returned to the graphics department for the requested formatting changes and will be uploaded to the website. Mr. Lederer will also share the checklist with the Commissioners.
- Mr. Lederer reminded the Commissioners about the ARELLO mid-year and annual conferences in April and September.

Comments from Counsel Robert Pambianco

- The counsel reminded the Commissioners that the public comment period had closed for two proposed COMAR amendments:
 - CE Late Fee decreased to \$75, and CE Course Approval Fee set at \$25
 - Broker Supervision Course Reduction from 3 hours to 1.5 hours
- There were no comments. The Commission can take final action pending the Secretary of Labor's approval.

Motion (made by Commissioner Alexander, seconded by Commissioner Mims) to take final action pending approval of the Secretary of Labor of the proposed amendment to the Commission Regulations 09.11.01.23 on the broker supervision course.

No discussion.
Motion carried.

Motion (made by Commissioner Alexander, seconded by Commissioner Mims) to take final action pending approval of the Secretary of Labor of the proposed amendment to the Commission Regulations 09.11.09.02 schedule of fees.

No discussion.
Motion carried.

- Chair Scott asked for a status on the revised Maryland Disclosure Disclaimer form. The Counsel stated it was published in the Maryland Register on February 6th. As a reminder, the Maryland Disclosure Disclaimer form was initially proposed by the Commission. Some comments were submitted, including from another state agency, and the Commission voted to revise the initial proposal. The form was re-published on the Maryland Register on February 6th and is currently in the comment period. Once the comment period has closed, depending on the comments received, the Commission may be able to take final action.

Comments from Chair Scott

- There were no comments from the Chair.

Old Business

- There was no old business.

New Business

Emily Button- DHCD

- Ms. Button provided an overview of Maryland's Right of First Refusal requirements applicable to the sale of 1-3 unit tenant-occupied residential rental properties.
- She explained that the law applied when a tenant was on a written lease and had occupied the property for at least six (6) months.
- She stated that the seller was required to complete the state form through the DHCD portal, mail notice to the tenant, and provide a 30-day exclusive negotiation period prior to listing the property or accepting a third-party offer.
- She clarified that legal responsibility for compliance rested with the property owner. Licensees could assist if permitted by brokerage policy, but were not legally liable.
- She noted that title companies had increasingly required documentation of compliance prior to closing.
- She reviewed statutory exemptions, including certain family transfers, estate/fiduciary sales, foreclosure-related transfers, court-ordered sales, nonprofit/government transfers, and properties with four (4) or more units.
- She emphasized that tenant offers had to reflect market-reasonable price and terms and that tenants were expected to present competitive financing.

- She explained that if a seller ultimately accepted an offer 10% or more below the price offered to the tenant, the tenant was required to be re-offered the opportunity.
- She stated that the maximum statutory penalty for willful noncompliance was \$1,000, with potential additional transactional or legal risks. She advised that DHCD offered regular training sessions and educational resources for real estate professionals and housing providers.
- The Commission expressed appreciation for DHCD's outreach and presentation.

Public Comment

Bob Pettis

- Mr. Bob Pettis inquired about the status of the previous discussion regarding the radon bill and whether it would be advanced in the current General Assembly session.
- Chair Scott stated that she had not received any updates regarding the radon bill or related legislation and deferred to Executive Director Scott Lederer and the legislative representative.
- Mr. Lederer reported that, to his knowledge, there was no current intention to move the radon bill forward.
- Mr. Pettis commented that several months prior, the bill had been under consideration within the Department of Labor, but the situation had since changed, and there was no active movement.

Brenda Kasuva

- Ms. Kasuva indicated she could not access the repropoed disclosure disclaimer form on the online Maryland Register's February 6th issue and requested a link for review and comments. She also inquired whether feedback regarding class outlines and recommended handouts could be shared with school providers in advance, rather than only when submitting outlines for approval.
- Mr. Lederer confirmed that handouts were intended to be sent to all educators and providers but acknowledged some may have been missed. He committed to ensuring distribution.
- Counsel Pambianco clarified that while the repropoed disclosure disclaimer form was showing as published on the website for COMAR submissions, he had also noticed during the meeting that it did not appear in the electronic version of the Maryland Register. He indicated he would investigate further and provide an update next month.
- Ms. Kasuva confirmed that several providers had not received the handouts and appreciated efforts to ensure broader dissemination.

Adjournment

There being no further business.

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

Motion carried.

Meeting adjourned at 11:29 a.m.

The next monthly business meeting is on Wednesday, March 18, 2026.

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

Demetria Scott, Chairperson