

MARYLAND REAL ESTATE COMMISSION	*	BEFORE THE
	*	MARYLAND REAL
v.	*	ESTATE COMMISSION
DEAN HUNTER	*	COMPLAINT NO.: 2022-RE-131
	*	
Respondent	*	

* * * * *

CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Commission of Real Estate Commission (“Commission”) as the result of a random audit performed after Dean Hunter (“Respondent”) submitted an online application to renew his Real Estate Salesperson license. To resolve this matter without a formal hearing, the Commission and the Respondent have agreed to enter into this Consent Order and Settlement Agreement (“Consent Order”) to provide for the imposition of disciplinary measures which are fair and equitable in these circumstances, and which are consistent with the best interests of the people of the State of Maryland.

The Board and the Respondent agree and stipulate as follows:

1. Respondent is currently licensed by the Commission as a Real Estate Salesperson and holds license number 05-17337. 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. On or about June 14, 2021, Respondent applied to renew his Real Estate Salesperson license through the Department of Labor’s E-Licensing program. In Respondent’s application, he claimed that he had met the 15 hour Continuing Education (“CE”) requirement pertaining to the renewal term. See Md. Code Ann., Bus. Occ. & Prof. § 17-315. The application form advised that, if audited, proof of courses completed would be required.
3. Upon receipt of Respondent’s application, the Commission notified Respondent that he was being audited for the claimed CE requirements, and that Respondent was required to submit supporting documentation to the Commission.
4. In response to the audit, Respondent submitted certificates of completion that reflected he had only completed 10.5 credit hours of CE prior to submitting his renewal application. Additionally, Respondent submitted a certificate dated June 30, 2021, for completion of 6 hours of CE. Therefore, at the time of submission of the renewal application, on or about June 14, 2021, Respondent misrepresented to the Commission that he had fulfilled the CE requirements for renewal though, in fact, the requirements were not met.

5. The Respondent admits that his conduct violated Sections 17-315(a)(1); 17-315(b); and 17-322(b)(32) of the Business Occupations and Professions Article which provides:

§ 17-315. Continuing education.

(a) (1) To qualify for renewal of a license under this subtitle, a licensee shall complete at least 15 hours of continuing education instruction, as provided in subsection (b) of this section, during the preceding 2-year term.

...

(b)(1) The Commission shall approve the form, substance, and, as provided under paragraph (2) of this subsection, subject matter of all continuing education courses.

(2) The subject matter approved by the Commission shall:

(i) relate to real estate or to a subject matter intended to assist a licensee in providing real estate brokerage services to the public in a more efficient and effective manner, provided that the subject matter is related to helping the public buy or sell real estate;

(ii) every 2 years, include at least one 3 clock hour course that outlines relevant changes that have occurred in federal, State, or local laws and regulations, court cases and industry trends that have an impact on those laws and regulations, or any combination of those laws, regulations, court cases, and industry trends;

(iii) every 2 years, include at least one 1.5 clock hour course that outlines federal, State, and local fair housing laws and regulations, including fair housing advertising;

(iv) every 2 years, include at least one 3 clock hour ethics course that includes a discussion of:

1. the Maryland Code of Ethics;
2. the practice of flipping;
3. fraudulent real estate practices; and
4. professionalism as it relates to the Maryland Code of Ethics, including a discussion relating to conflict resolution and a licensee's duty to respect the public, peers, and property;

(v) every 2 years, include at least one 3 clock hour course that includes the principles of real estate brokerage relationships and disclosures; and

(vi) every 2 years for the renewal of a real estate broker license and the renewal of the license of an individual designated as a branch office manager or a team leader, include at least one 3 clock hour course that includes the requirements of broker supervision.

§ 17-322. License denial, suspension, or revocation.

(b) 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:

(32) violates any other provision of this title;

6. The Respondent, by entering into this Consent Order, expressly waives the right to have charges reduced to writing, to administrative hearings before the Commission or its designee on any charges, to the making of Findings of Fact and Conclusions of Law, to any and all other proceedings before the Commission or its designee on these matters, and to any rights to appeal from this Consent Order to any court of competent jurisdiction.

7. The Respondent agrees that he is knowingly, freely, voluntarily, and intelligently entering this Consent Order after having had the opportunity to consult, or after having actually consulted, with a licensed attorney of his choosing and at his expense.

8. The Respondent consents to the entry of this Consent Order that his conduct violated BOP §§ 17-315(a)(1); 17-315(b); and 17-322(b)(32) and agrees to pay a civil penalty of \$1,500.00 and a fee of \$100.00 payable to the Commission within thirty (30) days of execution.

9. The Respondent agrees that if he fails to comply with the terms of this Consent Order, the Respondent's registration will immediately and automatically be suspended without a hearing on the suspension, and that the suspension will continue until the Board determines that the Respondent has evidenced compliance with the Consent Order's terms.

BASED ON THESE AGREEMENTS AND STIPULATIONS, IT IS THIS 12th DAY OF January, 2023 BY THE MARYLAND REAL ESTATE COMMISSION:

ORDERED, that the Respondent's conduct violated BOP §§ 17-315(a)(1); 17-315(b); and 17-322(b)(32); and it is further

ORDERED, that the Respondent be assessed a civil penalty of \$1,500.00 for the violation and a fee of \$100.00, which amount is payable to the Commission within thirty (30) days of execution; and it is further

ORDERED, that if payment of the civil penalty and fee is not made as ordered herein, the Respondent's license number 05-17337 will be automatically suspended until the payment is made to the Commission; 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

SIGNATURE ON FILE

MICHAEL KASNIC, EXECUTIVE DIRECTOR

AGREED:

DATE

1/3/23

SIGNATURE ON FILE

DEAN HUNTER, RESPONDENT