

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE
COMMISSION

*

V.

*

OAH CASE NO. DLR-REC-21-13-27364

James B. Coulter, Jr.
Coulter & Coulter Realtors
55 Prospect Bay Drive W
Grasonville, Maryland 21638
Lic. Nos. 01-507008
01-5619
01-5409

*

AGENCY CASE NO. 2011-RE-482

*

*

* * * * *

ORDER

This matter came before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed on June 9, 2011 by Lakesha Davis ("Complainant") against Kimberly Ginevan, a licensed real estate salesperson, license numbers 05-35531 and 05-625504, who at the time of the transaction at issue was affiliated with and under the supervision of James B. Coulter, Jr. ("Respondent"), a licensed real estate broker, license numbers 01-507008, 01-5619, 01-5409.

Based on the complaint and an investigation, the Commission issued a Statement of Charges and Order for Hearing dated July 8, 2013 and transmitted this matter to the Office of Administrative Hearings ("OAH") for a hearing on the charges. The OAH scheduled a hearing for October 2, 2013 at 10:00 a.m. in Hunt Valley, Maryland.

To resolve this matter without a formal hearing, the Commission and the Respondent entered into a Settlement Agreement dated October 2, 2013, that is attached hereto and incorporated herein, and that provides for the imposition of disciplinary measures which are fair and equitable in these circumstances and which are consistent with the best interest of the people of the State of Maryland.

BASED ON THE SETTLEMENT AGREEMENT DATED OCTOBER 2, 2013, IT IS THIS 3rd DAY OF October, 2013 BY THE MARYLAND REAL ESTATE COMMISSION:

ORDERED that the Respondent, James B. Coulter, Jr., license numbers 01-507008, 01-5619 and 01-5409 violated the Maryland Real Estate Broker's Act, Md. Code Ann. Bus. Occ. & Prof. Art. ("BOP"), §17-322(b) (32) and (33); §17-530(c) and the Code of Maryland Regulations ("COMAR") 09.11.05.02; and it is further

ORDERED that pursuant to BOP §17-322(c) that the Respondent shall pay a civil penalty of \$1500 within 90 days of the date of the Settlement Agreement; and it is further

ORDERED that the Respondent shall complete a 3 hour Agency course and shall provide to the Commission a course completion certificate from the instructor of the course within 90 days of the date of the Settlement Agreement; and it is further

ORDERED that the above referenced courses must be completed in addition to, and not in lieu of, the continuing education requirements for license renewal set forth in BOP §17-315 and COMAR 09.11.06 et seq.; and it is further

ORDERED that should the Respondent fail to pay the civil penalty and/or to complete the continuing education course referenced in this Order, all real estate licenses held by the Respondent shall be automatically suspended until the Respondent has complied with the requirements of this Order; and it is further

ORDERED that the Commission's records and publications reflect the violations and penalties imposed on the Respondent.

MARYLAND REAL ESTATE COMMISSION

SIGNATURE ON FILE

Katherine F. Connelly, Executive Director