

Maryland Real Estate Commission

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BEFORE THE

v.

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MARYLAND REAL

CHRISTOPHER R. PERRY

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ESTATE COMMISSION

RESPONDENT

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Case No.: 750-RE-2022

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### Consent Order

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of an audit of continuing education hours conducted by the Commission in connection with the 2018/2022 renewal application of Christopher R. Perry. As a result of the audit, it was determined that the Respondent did not complete the required hours of continuing education instruction for renewal of license. As a means of resolving this matter, the Commission and the Respondent have agreed to enter into this Consent Order, and agree and stipulate to the following:

1. On April 10, 2018, the Respondent submitted an electronic application for the renewal of his salesperson's license for the (2018-2020) renewal period.
2. On April 15, 2022, the Respondent submitted an electronic application for the renewal of his salesperson's license for the (2020-2022) renewal period.
3. Pursuant to Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code, the Respondent was required to complete 15 hours of continuing education instruction for both two-year period.
4. The Respondent failed to complete the required number of hours, but certified on the renewal, application dated April 10, 2018 and April 15, 2022, that the continuing

education requirement had been fulfilled. The failure to obtain the continuing education hours was in violation of Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.

5. The Respondent agrees that his continuing education requirement was not completed when he answered "Yes, to the question that he completed the required continuing education course needed to renew his salesperson's license".

6. That the Respondent agrees that the 3.0 legislative, 3.0 ethics, 3.0 brokerage relationship, and 1.5 electives continuing education courses not completed at renewal in 2018 and the 3.0 legislative, 3.0 ethics, 1.5 fair housing, 1.5 electives continuing education courses will be completed and are considered outside the renewal period and cannot be submitted for his 2024 renewal period.

7. As a term and condition of this Consent Order, the Respondent agrees to pay a fine in the amount of Fifteen Hundred Dollars (\$1500) in connection with the violation of Section 17-315, Business Occupations and Professions Article, Maryland Annotated Code. In addition, the Respondent will pay a fee in the amount of \$100 for the administrative costs associated with this matter. The fee and fine are to be paid within sixty (60) days of the date of this Consent Order.

8. The Respondent waives the right to a formal hearing in this matter and the issuance of charges.

9. The Respondent agrees that all licenses held by the Respondent will automatically be suspended by the Commission, without a hearing, if the Respondent fails to comply with the terms of this Consent Order. The Respondent further agrees that the

suspension of license will continue until the Respondent evidences compliance and issuance of charges and a hearing will be scheduled.

10. The Respondent and the Commission understand that this Consent Order will serve as the Final Order in this matter and be a part of the Respondent's licensing record maintained by the Commission. The Commission's records and publications will reflect the terms of the Consent Order.

**WHEREFORE, based on these stipulations and agreements, it is hereby this**

28<sup>th</sup> day of February, 2023, **ORDERED** by the Commission:

- I. That the Respondent has been found to have violated Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.
- II. That the Respondent agrees that the 3.0 legislative, 3.0 ethics, 3.0 brokerage relationship, and 1.5 electives continuing education courses not completed at renewal in 2018 and the 3.0 legislative, 3.0 ethics, 1.5 fair housing, 1.5 electives continuing education courses will be completed and are considered outside the renewal period and cannot be submitted for his 2024 renewal period.
- III. That the Respondent shall pay a fee of \$100 in connection with the administration of this matter, and a fine of \$1500.00 in connection with the violation within 60 days of the date of this Consent Order or issuance of charges and a hearing is scheduled for this matter.
- IV. That in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the

suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order.

V. That the records of the Commission shall reflect that this matter was resolved by execution of this Consent Order.

**SIGNATURE ON FILE**

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Christopher R. Perry  
Respondent

**SIGNATURE ON FILE**

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Michael L. Kasnic  
Executive Director