

(6) Attorneys at law who are not regularly engaged in the real estate business and who do not hold themselves out by sign, advertisement or otherwise as offering to the general public the services authorized by this subtitle to be performed by real estate brokers; nor

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(a) (1) It shall be unlawful for any real estate broker, or real estate salesperson, to pay any compensation, in money or other valuable thing, to any person other than a licensed real estate broker, those exempted under the provisions of [subsection (6) of § 212(f) and] § 219(e), [or] A real estate salesperson, or a corporation formed and wholly owned by a real estate salesperson or salespersons, for the rendering of any service, or the doing of any of the acts by this subtitle forbidden to be rendered or performed by other than licensees.

~~(2) (1) EXCEPT AS PROVIDED IN SUBPARAGRAPHS (II) AND (III) OF THIS PARAGRAPH, A REAL ESTATE BROKER OR REAL ESTATE SALESPERSON MAY PAY COMPENSATION TO AN ATTORNEY, AS DEFINED UNDER § 212 (F) (6) OF THIS ARTICLE, FOR THE PERFORMANCE OF ANY ACT OR SERVICE FOR WHICH A LICENSE IS OTHERWISE REQUIRED UNDER THIS SUBTITLE.~~

~~(II) A REAL ESTATE BROKER OR REAL ESTATE SALESPERSON MAY NOT OFFER TO PAY OR PAY TO ANY ATTORNEY, AS DEFINED IN § 212 (F) (6) OF THIS ARTICLE, ANY TYPE OF REFERRAL COMMISSION ON RESIDENTIAL REAL ESTATE, WHETHER OR NOT THE COMMISSION IS CONTINGENT ON THE SALE OF THE PROPERTY TO THE BROKER OR SALESPERSON.~~

~~(III) A REAL ESTATE BROKER OR REAL ESTATE SALESPERSON MAY NOT SOLICIT THE REFERRAL OF RESIDENTIAL REAL ESTATE FROM ANY ATTORNEY AS DEFINED UNDER § 212 (F) (6) OF THE ARTICLE, TO THE BROKER OR SALESPERSON.~~

(2) (1) A REAL ESTATE BROKER OR REAL ESTATE SALESPERSON MAY NOT OFFER TO PAY OR PAY TO ANY ATTORNEY, AS DEFINED IN SECTION 212(F)(6) OF THIS ARTICLE, A COMMISSION ON RESIDENTIAL REAL ESTATE SIMPLY FOR MAKING THE REFERRAL OF THE PROPERTY OR THE CUSTOMER TO THE REAL ESTATE BROKER.

(II) A REAL ESTATE BROKER OR REAL ESTATE SALESPERSON MAY NOT SOLICIT REFERRAL BUSINESS BY MASS SOLICITATION FROM ATTORNEYS, AS DEFINED IN SECTION 212(F)(6) OF THIS ARTICLE, BY OFFERING TO PAY THE ATTORNEYS A FLAT COMMISSION OR A PERCENTAGE OF THE BUSINESS.

(III) AN ATTORNEY WHO IS ALSO A REAL ESTATE BROKER OR IS OTHERWISE ENTITLED TO A COMMISSION ON A PARTICULAR PIECE OF REAL ESTATE IS NOT PROHIBITED FROM:

1. EARNING A COMMISSION UNDER SUBPARAGRAPH (1) OF THIS PARAGRAPH; OR