

**BEFORE THE MARYLAND BOARD OF ARCHITECTS**

MARYLAND BOARD OF ARCHITECTS \*  
v. \* COMPLAINT No.: 10-AR-21  
PIERO B. GRIMALDI \*  
*Respondent* \*

\* \* \* \* \*

**SETTLEMENT AGREEMENT AND CONSENT ORDER**

This matter comes before the Maryland Board of Architects ("Board") based upon the Board opening Complaint 10-AR-21 ("Complaint") against Piero B. Grimaldi ("Respondent") for practicing architecture without a license. Having reviewed the Complaint and investigated the matter, the Board has determined that administrative charges against the Respondent are appropriate and that a hearing on those charges should be held. However, to resolve this matter without a formal hearing, the Board and the Respondent (collectively "Parties") have agreed to enter into this Settlement Agreement and Consent Order ("Consent Order"), and agree and stipulate that:

1. The Respondent is a formerly licensed Maryland architect under license number 04-15588 ("license"), whose license expired on October 23, 2012. At all relevant times, the Board has maintained, and continues to maintain, jurisdiction over the Respondent and the subject matter of the Complaint.
2. The Maryland Architects Act ("Act"), codified at Md. Code Ann., Business Occupations and Professions Article ("Bus. Occ. & Prof.") §§ 3-101 to 3-702, provides at Bus. Occ. & Prof. § 3-601 that, "[e]xcept as otherwise provided in this title, a person may not practice, attempt to practice, or offer to practice architecture in the State unless licensed by the Board."
3. The Act further provides at Bus. Occ. & Prof. § 3-603 that "[u]nless authorized under this title to practice architecture, a person may not represent to the public, by use of a title, including "architect", "licensed architect", or "registered architect", by description of services, methods, or procedures, or otherwise, that the person is authorized to practice architecture in the State."
4. The Act further provides in pertinent part at Bus. Occ. & Prof. § 3-605(b)(1) that "[t]he Board may impose on a person who violates § 3-601. . . ., [or] § 3-603, . . . a penalty not exceeding \$5,000 for each violation."

5. In addition, the Act provides at Bus. Occ. & Prof. § 3-311(a)(1) that “[s]ubject to the hearing provisions of § 3-313 of this subtitle, the Board, on the affirmative vote of a majority of its authorized membership, may deny a license to any applicant, . . . if: . . . (v) the applicant or licensee violates any provision of this title; . . .”

6. On November 15, 2021, the Board opened Complaint 10-AR-21 against the Respondent who self-reported to the Board that he practiced architecture in Maryland after his license’s expiration.

7. The Respondent admitted that he practiced architecture in Maryland without a license between May 19, 2016 and March 24, 2021, by signing and sealing sixty-five separate lot specific plans, based upon four model homes with a variety of options, for McKee Builders’ Bay Bridge Cove project located at 917 Moorings Circle, Stevensville, Maryland 21666.

8. Although, he accepts responsibility for his actions, by way of explanation, the Respondent avers that he continuously maintained licensure in other jurisdictions, that he only obtained a Maryland license to support a builder in anticipation of a project, that he maintained his Maryland license for that project only, that he did not realize that his Maryland license had expired, and that once he realized the issue, he immediately notified the Board and arranged for a Maryland licensed architect to review and seal the remaining plans.

9. Notwithstanding, the Respondent agrees and admits that he violated Bus. Occ. & Prof. §§ 3-601 and 3-603 multiple times by, between May 19, 2016 and March 24, 2021, signing and sealing the aforementioned sixty-five separate lot specific plans.

10. As a sanction for the violations, the Respondent agrees that a THIRTEEN THOUSAND DOLLAR (\$13,000) civil monetary penalty is both fair and appropriate, and that the Respondent shall pay that amount to the “Maryland Board of Architects” by certified check, cashier’s check, or money order.

11. The Respondent further agrees to immediately notify, in writing, his affected client(s) and the Queen Anne’s County Department of Planning and Zoning about the sixty-five affected sets of plans, and he agrees to resubmit any affected plan with the signature and seal of a duly licensed Maryland architect if he is requested to do so by any client or any unit of the Queen Anne’s County government.

12. Upon entering this Consent Order, the Respondent agrees to immediately deliver to the Board: (1) the THIRTEEN THOUSAND DOLLAR (\$13,000) civil monetary penalty; (2) a signed copy of this Consent Order bearing his original signature; and (3) a copy of the written notifications to his affected client(s) and the Queen Anne’s County Department of Planning and Zoning. The Respondent agrees to deliver those items to the Board by mailing them to: Attn: Andrew J. Brouwer, AAG, Office of the Attorney General, Maryland Department of Labor, 1100 N. Eutaw Street, Room 605, Baltimore, Maryland 21201.

13. The Respondent agrees and acknowledges that unless and until he is validly licensed by the Board, he may not practice, attempt to practice, offer to practice, or represent to the public that he is authorized to practice architecture in Maryland.
14. The Respondent agrees and acknowledges that should he become licensed to practice architecture in Maryland, he shall comply with all provisions of the Act and the Board's regulations, found at Code of Maryland Regulations ("COMAR") 09.21, which includes, but is not limited to, complying with COMAR 09.21.02.04's Titleblock Rules.
15. The Respondent agrees and acknowledges that the Titleblock Rules at COMAR 09.21.02.04(E), in pertinent part, require that ". . . the titleblock shall contain the following certification: 'Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number -----, expiration date -----.'"
16. The Respondent agrees and acknowledges that he shall not be eligible for licensure unless and until the Board receives: (1) the THIRTEEN THOUSAND DOLLAR (\$13,000) civil monetary penalty; (2) a signed copy of this Consent Order bearing his original signature; and (3) a copy of the written notifications to his affected client(s) and the Queen Anne's County Department of Planning and Zoning.
17. Pursuant to this Consent Order, the Board agrees that if the Respondent applies to the Board for licensure within sixty (60) days of signing this Consent Order, is fully compliant with this Consent Order's terms, is otherwise qualified for licensure, provides proof acceptable to the Board that he has completed any pre-requisite continuing education hours, and pays any required license application fees, the Board shall not rely upon the Respondent's conduct at issue herein as grounds for denying the Respondent a license. However, the Respondent agrees and acknowledges that should the Respondent ever become subject to a license denial or another disciplinary action based on other conduct, the Board may consider the Respondent's conduct at issue herein and this Consent Order as a factors, along with other relevant factors, in determining whether to grant or deny a license application and/or in determining an appropriate sanction in any disciplinary matter.
18. The Respondent agrees and acknowledges that future licensure is not guaranteed, and that the Board may deny, subject to a hearing, any future application(s) for any reason permitted by law that is not otherwise expressly excluded by this Consent Order.
19. The Respondent agrees and acknowledges that any license that he may obtain from the Board, shall be immediately and automatically suspended if he fails to comply with the terms of this Consent Order, until such time as he fully complies with the Consent Order's terms and provides proof satisfactory to the Board of that compliance.
20. By entering this Consent Order the Respondent, in relation to this matter, expressly waives the right to have charges reduced to writing, to an administrative hearing before the Board or its designee on any charges, to the making of Findings of Fact and Conclusions of Law, to all other proceedings before the Board or its designee on this

matter, and to any rights to appeal from this Consent Order to any court of competent jurisdiction.

21. The Parties agree that a waiver of any of the rights or duties provided herein must be in writing, and that any such waiver shall constitute a one-time waiver on a case-by-case basis and shall not constitute a waiver of this entire Consent Order or the subject provision(s) unless expressly so stated in writing.

22. The Parties intend that this Consent Order represents the final expression of the Parties' intent and agreement between the Parties relating to the subject matter of this Consent Order. The Parties further intend that this Consent Order contains all the terms the Parties agreed to on the subject matter of this Consent Order, and intend for this Consent Order to replace all the Parties' previous discussions, understandings, and agreements relating to the subject matter.

23. The Respondent acknowledges that the Board may need to notify the National Council of Architectural Registration Boards of this disciplinary action.

24. The Respondent acknowledges that the Board is required to report violations of Bus. Occ. & Prof. §§ 3-601, 3-602, 3-603, and 3-604 to the appropriate State's Attorney or, if the violation(s) affect more than one county, to the Attorney General.

25. The Respondent agrees that this Consent Order shall constitute a Final Order of the Board and shall be enforceable as such.

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

27. The Respondent agrees and acknowledges that this Consent Order will serve as the Final Order in Complaint case 10-AR-21, will be a part of the Respondent's licensing record maintained by the Board, and the Board's records and publications will reflect this Consent Order's terms.

**BASED ON THE AGREEMENTS AND STIPULATIONS SET FORTH  
HEREIN, IT IS, THIS 28 DAY OF September, 2022, BY THE  
MARYLAND BOARD OF ARCHITECTS, HEREBY:**

**ORDERED**, that between May 19, 2016 and March 24, 2021, the Respondent, Piero B. Grimaldi, violated Bus. Occ. & Prof. §§ 3-601 and 3-603 multiple times, by, while unlicensed, signing and sealing sixty-five separate lot specific plans, based upon four model homes with a variety of options, for McKee Builders' Bay Bridge Cove project located at 917 Moorings Circle, Stevensville, Maryland 21666; and it is further

**ORDERED**, that the Respondent shall immediately pay a THIRTEEN THOUSAND DOLLAR (\$13,000) civil monetary penalty to the "Maryland Board of Architects" by certified check, cashier's check, or money order; and it is further

**ORDERED**, that the Respondent shall immediately notify, in writing, his affected client(s) and the Queen Anne's County Department of Planning and Zoning about the sixty-five affected sets of plans, and shall resubmit any affected plan with the signature and seal of a duly licensed Maryland architect if he is requested to do so by any client or any unit of the Queen Anne's County government; and it is further

**ORDERED**, that the Respondent shall deliver to the Board: (1) the THIRTEEN THOUSAND DOLLAR (\$13,000) civil monetary penalty; (2) a signed copy of this Consent Order bearing his original signature; and (3) a copy of the written notifications to his affected client(s) and the Queen Anne's County Department of Planning and Zoning by mailing them to:

Attn: Andrew J. Brouwer, AAG  
Office of the Attorney General  
Maryland Department of Labor  
1100 N. Eutaw Street, Room 605  
Baltimore, Maryland 21201

; and it is further

**ORDERED**, that if the Respondent applies to the Board for licensure within sixty (60) days of signing this Consent Order, is fully compliant with this Consent Order's terms, is otherwise qualified for licensure, provides proof acceptable to the Board that he has completed any pre-requisite continuing education hours, and pays any required license application fees, the Board shall not rely upon the Respondent's conduct at issue herein as grounds for denying the Respondent a license, except that should the Respondent ever become subject to a license denial or another disciplinary action based on other conduct, the Board may consider the Respondent's conduct at issue herein and this Consent Order as a factors, along with other relevant factors, in determining whether to grant or deny a license application and/or in determining an appropriate sanction in any disciplinary matter; and it is further

**ORDERED**, that any license that the Respondent may obtain from the Board, shall be immediately and automatically suspended if the Respondent fails to comply with this Consent Order's terms, until such time as he comes into compliance and provides proof satisfactory to the Board of that compliance; and it is further

**ORDERED**, that the Respondent shall not be eligible for licensure until the Board receives: (1) the THIRTEEN THOUSAND DOLLAR (\$13,000) civil monetary penalty; (2) a signed copy of this Consent Order bearing his original signature; and (3) a copy of the written notifications to his affected client(s) and the Queen Anne's County Department of Planning and Zoning; and it is further

**ORDERED**, that unless otherwise specified in this Consent Order, each provision herein shall remain in effect and enforceable as herein agreed unless the Board in writing stays, modifies, terminates, or suspends it; and it is further

**ORDERED**, that this document shall constitute a Final Order of the Board, and that, except as otherwise expressly agreed herein, the Board may consider this Consent Order and the facts set forth herein in connection with, and in deciding, any subsequent action or proceeding before the Board, and that this Consent Order may, if relevant, be admitted into evidence in any matter before the Board, its designee, and/or any court; and it is further

**ORDERED**, that the Board's records and publications shall reflect the discipline against the Respondent, Piero B. Grimaldi, in this case.

**MARYLAND BOARD OF ARCHITECTS**

Signatures on File