

SENATE BILL 20

C2

9lr0059

(PRE-FILED)

By: **Chair, Finance Committee (By Request – Departmental – Labor, Licensing and Regulation)**

Requested: October 25, 2018

Introduced and read first time: January 9, 2019

Assigned to: Finance

A BILL ENTITLED

1 AN ACT concerning

2 **Appraisal Management Companies – Notice and Response Requirements for**
3 **Violations – Repeal of Exception**

4 FOR the purpose of repealing an exception to the requirement that an appraisal
5 management company provide certain appraisers with a certain notice and an
6 opportunity to respond before the appraisal management company may remove an
7 appraiser from a certain appraiser panel or refuse to assign requests for certain
8 services; and generally relating to appraisal management companies.

9 BY repealing and reenacting, with amendments,
10 Article – Business Occupations and Professions
11 Section 16–5B–17(a)
12 Annotated Code of Maryland
13 (2018 Replacement Volume)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
15 That the Laws of Maryland read as follows:

16 **Article – Business Occupations and Professions**

17 16–5B–17.

18 (a) [Except within 30 days after an appraiser is first added to the appraiser panel
19 of an appraisal management company, an] **AN** appraisal management company may not
20 remove an appraiser from its appraiser panel, or otherwise refuse to assign requests for
21 real estate appraisal services to an appraiser, without:

22 (1) notifying the appraiser in writing of the reasons why the appraiser is

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 being removed from the appraiser panel of the appraisal management company;

2 (2) identifying the illegal conduct, violation of the Uniform Standards of
3 Professional Appraisal Practice, violation of State licensing standards, or substandard
4 performance or violations of contractual terms between the appraiser and the appraisal
5 management company that the appraisal management company has a reasonable basis to
6 believe that the appraiser has engaged in; and

7 (3) providing an opportunity for the appraiser to respond.

8 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
9 October 1, 2019.