

SENATE BILL 455

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By: **Senator Hayes**

Introduced and read first time: February 3, 2023

Assigned to: Finance

A BILL ENTITLED

1 AN ACT concerning

2 **Real Estate Appraisers – Licensing – Qualifications**

3 FOR the purpose of altering the qualifications for a real estate appraisal license to include
4 completion of certain criteria in the Practical Applications of Real Estate Appraisal
5 program; and generally relating to qualifications for the real estate appraisal license.

6 BY repealing and reenacting, with amendments,
7 Article – Business Occupations and Professions
8 Section 16–302
9 Annotated Code of Maryland
10 (2018 Replacement Volume and 2022 Supplement)

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

13 **Article – Business Occupations and Professions**

14 16–302.

15 (a) To qualify for a real estate appraisal license, an applicant shall be an
16 individual who meets the requirements of this section.

17 (b) An applicant shall be of good character and reputation.

18 (c) An applicant shall be at least 18 years old.

19 (d) (1) An applicant shall satisfy the minimum real estate appraiser
20 qualifications for licensure established under the federal Financial Institutions Reform,
21 Recovery, and Enforcement Act of 1989.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) An applicant shall have completed:

(I) at least 1,000 hours providing real estate appraiser services as a real estate appraiser trainee under the supervision of a certified appraiser; OR

(II) THE REAL PROPERTY APPRAISER QUALIFICATION CRITERIA OF THE PRACTICAL APPLICATIONS OF REAL ESTATE APPRAISAL PROGRAM ADOPTED BY THE APPRAISAL FOUNDATION APPRAISER QUALIFICATIONS BOARD AUTHORIZED UNDER THE FEDERAL FINANCIAL INSTITUTIONS REFORM, RECOVERY, AND ENFORCEMENT ACT OF 1989.

(3) Classroom hours of study required by this section may be conducted by:

(i) an accredited university, college, or community or junior college;

(ii) an approved appraisal society, institute, or association; or

(iii) another school that the Commission approves.

(4) The Commission shall approve all courses of study required under this section.

(e) Except as otherwise provided in this subtitle, the applicant shall pass an examination given by the Commission or the Commission's designee under this subtitle.

(f) (1) If an applicant is not a resident of the State, the applicant shall submit to the Commission an irrevocable consent, as provided under this subsection.

(2) The consent required under this section shall specify that service of process on the Secretary shall bind the applicant in any action about the provision of real estate appraisal services brought against the applicant in any county of the State.

(g) The Commission shall adopt additional requirements under this section if necessary to comply with the minimum real estate appraiser qualifications established under the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989.

(h) The Commission may monitor and review any course of study approved under this section.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2023.