



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

SPONSOR TESTIMONY
Senate Bill 583
Legislative Scholarship Programs – Eligibility and Use
Real Estate Appraisal Program

Chairman Feldman, Vice Chair Kagan, and Committee Members

Thank you for the opportunity to introduce Senate Bill SB 583 Legislative Scholarship Programs – Eligibility and Use - Real Estate Appraisal Program

For the record, I am Senator Shaneka Henson from the 30th Legislative District of Anne Arundel County, MD

This bill expands eligibility for both senatorial and delegate scholarships to include applicants planning to complete the Real Property Appraiser Qualification Criteria of the Practical Applications of Real Estate Appraisal (PAREA) program (adopted by the Appraisal Foundation Appraiser Qualifications Board authorized under the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989). The bill likewise expands authorized uses of both senatorial and delegate scholarships to include expenses to register for and complete a PAREA program.

As economic shifts and housing market challenges persist, the demand for qualified real estate appraisers continues to grow. Accurate appraisals ensure fair property valuations, protect homeowners from predatory practices, and contribute to a stable housing market. However, the pathway to certification is often costly and inaccessible to many Marylanders, particularly for individuals from underrepresented communities.

SB583 addresses this issue by allowing recipients of senatorial and delegate scholarships to use their awards toward appraisal licensure course requirements - whether they are seeking a degree or not. Students could also use the scholarships

toward costs relative to simulation options offered under the Practical Applications of Real Estate Appraisal (PAREA) Program which was authorized by the Maryland General Assembly a few years ago.

This expansion aligns with recommendations from the Task Force on Property Appraisal and Valuation Equity, which emphasized the need for financial assistance to increase diversity in the field.

By broadening scholarship eligibility, SB583 strengthens Maryland's workforce development initiatives, expands access to career-focused education, and promotes equity within the real estate industry.

This is a practical step toward economic mobility and housing equity, and after you hear the testimony here today, I urge a **FAVORABLE** report on SB583.

Thank you.