

## **Signed-Alex Austin Testimony in Support of SB 583.**

Uploaded by: Alex Austin

Position: FAV



March 4, 2024

The Hon. Brian J. Feldman, Chair  
Senate Energy, Education, and the Environment Committee  
Miller Senate Office Building  
11 Bladen Street  
Annapolis, MD 21401

**RE: Senate Bill 583 – Legislative Scholarship Programs – Eligibility and Use –  
Real Estate Appraisal Program - SUPPORT**

Dear Chairman Feldman and Committee Members,

On behalf of the Prince George's Chamber of Commerce, I am writing to express our strong support for Senate Bill 583 and respectfully urge the Committee to issue a **FAVORABLE** report.

The Prince George's Chamber of Commerce represents businesses across a wide range of industries that are committed to fostering economic growth and workforce development in our community. Senate Bill 583 is a crucial step in addressing workforce needs, particularly in the real estate sector, by expanding access to legislative scholarship programs for those pursuing careers in real estate appraisal.

The real estate industry is a key driver of economic development in Prince George's County and throughout Maryland. However, there is a growing demand for qualified real estate appraisers, which has created a bottleneck in property transactions, lending processes, and economic development initiatives. By allowing Senatorial and Delegate Scholarships to be used for the Real Property Appraiser Qualification Criteria of the Practical Applications of Real Estate Appraisal (PAREA) Program, SB 583 will:

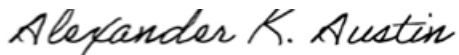
- Expand access to career pathways for individuals seeking licensure in a high-demand field.
- Support workforce development by providing financial assistance for certification and licensure programs.

- Promote economic growth by addressing the shortage of real estate appraisers, ensuring more efficient property transactions and development projects.
- Encourage non-traditional and career-changing students to enter a profession that is critical to Maryland's housing and business sectors.

This legislation aligns with Maryland's broader efforts to strengthen workforce training programs and ensure that our scholarship funds are being used effectively to support economic mobility. By removing financial barriers for students pursuing real estate appraisal certification, SB 583 will help create a more robust and diverse workforce within this essential industry.

For these reasons, the Prince George's Chamber of Commerce urges the Committee to issue a **FAVORABLE** report on **Senate Bill 583**. Thank you for your time and consideration.

Warm Regards,

A handwritten signature in cursive script that reads "Alexander K. Austin".

Alexander K. Austin  
President & CEO

# **SB 583 - Legislative Scholarship Programs - Apprai**

Uploaded by: Christa McGee

Position: FAV



## **Senate Bill 583 - Legislative Scholarship Programs - Eligibility and Use - Real Estate Appraisal Program**

### **Position: Support**

Maryland REALTORS® supports this proposed legislation which would expand eligibility for the use of Senatorial and Delegate scholarships to individuals seeking to become licensed as an appraiser through the Real Property Appraiser Qualification Criteria of the Practical Applications of Real Estate Appraisal Program (PAREA).

PAREA was adopted to help combat the shortage of appraisers and to increase diversity among those in the appraisal industry by creating an alternative pathway to licensure than the traditional supervisor/trainee model. Those who utilize PAREA as a pathway to licensure as an appraiser, complete their training using a hybrid learning environment combining virtual education with the assignment of a mentor affiliated with an approved PAREA provider.

REALTORS® have increasingly expressed concerns with the lack of appraisers and lack of diversity among appraisers throughout the State of Maryland. This shortage of appraisers has at times resulted in real estate transactions being delayed, especially in some of the more rural areas of the state. Expanding the criteria to receive these scholarships to those interested in pursuing a career as an appraiser through this alternative pathway would provide these individuals with the same access to financial assistance as those who are seeking a degree from an institution of higher education. Although there is not one single solution that would address the shortage of licensed appraisers in the State of Maryland, we feel that this legislation removes some of barriers to entry associated with this profession and is a step in the right direction.

Maryland REALTORS® respectfully requests a favorable report for SB 583.

**For more information contact [lisa.may@mdrealtor.org](mailto:lisa.may@mdrealtor.org)  
or [christa.mcgee@mdrealtor.org](mailto:christa.mcgee@mdrealtor.org)**

# **SB0583\_MACC\_FAV.pdf**

Uploaded by: Drew Jabin

Position: FAV

**Senate Education, Energy, and the Environment Committee**

March 7, 2025

**SB 583 - Legislative Scholarship Programs - Eligibility and Use - Real Estate Appraisal Program****Position: Favorable**

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The Maryland Association of Community Colleges (MACC), representing Maryland's 16 community colleges, strongly supports **SB 583**, which expands eligibility for legislative scholarships to students pursuing the Practical Applications of Real Estate Appraisal Program. Ensuring that more students have access to financial assistance is critical to strengthening Maryland's workforce and increasing access to high-quality education and training programs.

Community colleges serve as Maryland's most affordable and accessible higher education institutions, providing education and workforce training to a broad range of students, including recent high school graduates, working adults, career changers, and those seeking specialized credentials. Many students come to community colleges to gain industry-recognized certifications and licenses that lead directly to employment in high-demand fields. Expanding financial assistance to include real estate appraisal certification aligns with the mission of community colleges by providing students with a clear, supported pathway into a stable and essential career field.

Additionally, community colleges are deeply connected to local workforce needs, partnering with industries and employers to ensure that students receive relevant training that leads to high-quality jobs. The real estate industry, like many others, benefits from a skilled and well-trained workforce, and SB 583 helps to create a stronger pipeline of professionals by reducing financial barriers to education. Expanding financial assistance opportunities ensures that more Marylanders can gain the skills necessary for in-demand jobs, support economic growth, and enter stable career pathways without taking on significant financial burdens. Community colleges are dedicated to equitable access to education and workforce training, and SB 583 aligns with that mission by making it easier for students to obtain the support they need to complete their programs. Accordingly, MACC urges the Committee to issue a **FAVORABLE** vote on **SB 583**.

Please contact Brad Phillips ([bphillips@mdacc.org](mailto:bphillips@mdacc.org)) or Drew Jabin ([djabin@mdacc.org](mailto:djabin@mdacc.org)) with questions.

## **SB583sponsorfinaltestimony2.pdf**

Uploaded by: Linda Hanifin Bonner

Position: FAV





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.

# **SB 583 - LBCMD Priority Bill.pdf**

Uploaded by: Ufuoma Agarín

Position: FAV



# LEGISLATIVE BLACK CAUCUS OF MARYLAND, INC.

The Maryland House of Delegates, 6 Bladen Street, Room 300, Annapolis, Maryland 21401  
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March 5, 2025

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Chair Brian J. Feldman

Education, Energy, and the Environment Committee

2 West Miller Senate Office Building

Annapolis, Maryland 21401

Dear Chair Feldman, and Members of the Committee,

**The Legislative Black Caucus of Maryland offers its strong and favorable support for Senate Bill 583 (SB583) – Legislative Scholarship Programs – Eligibility and Use – Real Estate Appraisal Program.** This bill expands access to critical scholarship funding for students pursuing careers in real estate appraisal, an industry where Black professionals remain significantly underrepresented. By allowing legislative scholarships to be used for the Practical Applications of Real Estate Appraisal Program, SB583 creates new pathways for Black Marylanders to enter a lucrative and essential profession that directly impacts economic mobility and community wealth. **This bill is a 2025 legislative priority for the Black Caucus.**

For too long, systemic barriers have prevented Black Marylanders from fully participating in the real estate industry. Studies have consistently shown that Black homeowners and communities face significant disparities in property appraisals, often leading to lower home values and reduced access to generational wealth-building opportunities. Increasing the number of Black appraisers is a crucial step in addressing appraisal bias and ensuring fair and equitable property valuations across the state.

SB583 provides a much-needed solution by expanding the accessibility of scholarship funding to cover the costs of real estate appraisal training and certification. Many Black students face financial hurdles that prevent them from pursuing specialized training programs that lead to high-paying careers. By removing these financial barriers, SB583 ensures that more Black Marylanders can enter the appraisal profession, increasing representation and fostering economic growth within historically marginalized communities.

Additionally, this bill aligns with Maryland's commitment to workforce development and economic equity. Real estate appraisal is a critical industry that directly affects property ownership, lending practices, and community investment. Providing financial support for Black students to pursue careers in this field helps combat systemic disparities in property valuation and homeownership while also creating new professional opportunities.

By investing in the education and professional development of Black Marylanders, SB583 contributes to long-term economic stability and

wealth-building within our communities. Encouraging more Black appraisers will not only diversify the profession but also help ensure fair housing practices and equitable property valuations, benefiting all Maryland residents.

**For these reasons, the Legislative Black Caucus of Maryland strongly supports SB583.**

Legislative Black Caucus of Maryland

# **SB 583 Legislative Scholarship Programs - Eligibil**

Uploaded by: John Dove

Position: INFO

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**MARYLAND DEPARTMENT OF LABOR LETTER OF INFORMATION ON SB583.**

TO: Senate Education, Energy and Environment  
FROM: Todd Blackstone, Executive Director, MREAHI  
DATE: March 7, 2025  
BILL: SB583- Legislative Scholarship Programs - Eligibility and Use - Real Estate Appraisal Program

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Senate Bill 583 requires that certain scholarships designated for real estate education are allocated for use in the Practical Applications of Real Estate Appraisal (PAREA) program. This program is essential in providing aspiring real estate appraisers with practical, hands-on experience and guidance needed to meet industry standards.

The Real Estate Appraiser Qualifications Board created the PAREA program as an alternative pathway to the traditional supervisor/trainee model for gaining appraisal experience. PAREA is designed to offer practical experience in a virtual environment combining appraisal theory and methodology in real-world simulations. This experience can be provided through a wide range of online and virtual reality technologies. To meet the experience requirements for the Licensed Residential and the Certified Residential credential level, a participant can now choose between PAREA or the traditional supervisor/trainee model.

Having an alternative to the traditional model can help open doors and create opportunities for more Marylanders who aspire to become Real Estate Appraisers. The PAREA course is costly – estimated costs are \$8,000.00 per student, which could hinder some applicants', especially low-income people of color who are the minority in the Real Estate Appraiser space, ability to partake in the program. A scholarship could help students pay for the program.

For questions, please contact Caroline Bauk, at [Caroline.Bauk@maryland.gov](mailto:Caroline.Bauk@maryland.gov)

[www.labor.maryland.gov](http://www.labor.maryland.gov)