

HB 1021 - Real Estate Appraisers Licensure and Cer

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Position: FAV



HB 1021 - Real Estate Appraisers Licensure and Certification – Qualifications

Position: Support

Maryland REALTORS® supports this recommendation made by the Task Force on Property Appraisal and Valuation Equity which would prohibit the Department of Labor from requiring that an applicant obtain a bachelor's degree to qualify for licensure.

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. Maryland REALTORS® are confident that the implementation of the Real Property Appraiser Qualification Criteria of the Practical Applications of Real Estate Appraisal program, which provides for an alternative pathway to licensure as an appraiser, will ensure competency among those who complete the requirements of the program.

Maryland REALTORS® respectfully requests a favorable report for HB 1021.

**For more information contact lisa.may@mdrealtor.org
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HB 1021 LOI Real Estate Appraisers - Licensure and

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Position: INFO

MARYLAND DEPARTMENT OF LABOR LETTER OF INFORMATION ON HB1021.

TO: Senate Finance Committee
FROM: Todd Blackstone, Executive Director, MREAHI
DATE: March 25, 2025
BILL: HB1021- Real Estate Appraisers - Licensure and Certification -
Qualifications

House Bill 1021 prohibits the State Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors from requiring an applicant to hold a bachelor's degree or higher to qualify for a certain certification or licensure as a real estate appraiser.

Educational criteria for appraisal licensure are established by the Appraisal Foundation (AF) which has federal oversight authority over all state appraisal licensing programs. The AF requires that all candidates for the highest level appraisal classification, which is the Certified General classification, must have a bachelor's degree from an accredited college. HB 1021 retains the ability for MD Labor and the Commission to require a bachelor's degree for Certified General, as is required by the Appraiser Qualifications Board, but prohibits MD Labor and the Commission from ever requiring a degree for Licensed Residential or Certified Residential.

Currently, a bachelors or 4 year college degree is only required for the highest appraiser level, Certified General. A bachelor's or 4 year degree is *not* currently required for a Licensed Appraiser, a Certified Residential Appraiser, or a Home Inspector.

For questions, please contact Andrew Fulginiti, at [**Andrew.Fulginiti@maryland.gov**](mailto:Andrew.Fulginiti@maryland.gov)

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