



House Economic Matters Committee

Monday, December 6, 2021

Greg Morgan, Commissioner
Todd Blackistone, Executive Director

labor.maryland.gov





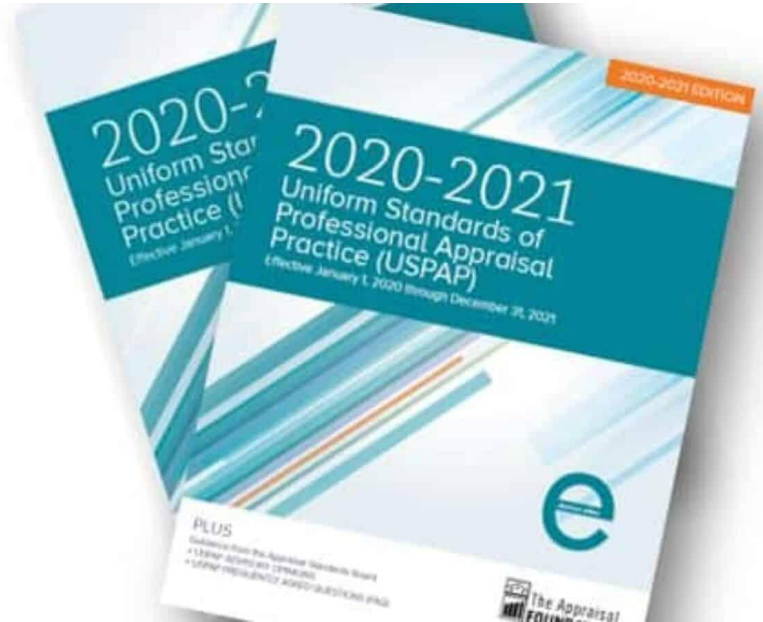
Maryland Commission of Real Estate Appraisers, Appraisal Management Companies and Home Inspectors

- The Commission licenses and regulates individuals who perform real estate appraisal services in connection with federally related transactions.
 - 2096 home appraisers
 - 1306 home inspectors.
- The Commission is made up of 15 appointed members



Maryland Commission of Real Estate Appraisers, Appraisal Management Companies and Home Inspectors

- The Commission is proud to protect the public by ensuring professional competency of its licensees through fair and consistent enforcement of the Federal and State statutes and regulations.
- *Uniform Standards of Professional Appraisal Practice* (USPAP) are the federally mandated ethical and performance standards for the appraisal profession in the United States.
 - USPAP states appraisers **must not** perform with bias, especially with unsupported conclusions about one's race, color, religion, national origin, gender, age, income, handicap, marital status, or familial status.



The Complaint Process

- Any person may file a complaint with the Commission against a licensed or certified appraiser or a licensed home inspector.
- Once a complaint is received it is vetted for the basic requirements and then sent to the licensee who, per COMAR, is given 30 days to respond.



The Complaint Process cont.

- The Commission has a designated Complaint Committee that will review the complaint and licensee response along with the Assistant Attorney General Counsel to the Commission.
- The Commission may choose to dismiss a case, attempt to resolve cases informally before charges are issued, or issue charges depending on the merits of the case.



The Complaint Process cont.

- Under the law, charges can be issued against an appraiser or home inspector for such things as:
 - dishonest or fraudulent acts in providing real estate appraisal services;
 - fraudulently or deceptively using a license;
 - engaging in conduct that demonstrates bad faith, incompetency, negligence or untrustworthiness,
 - or violating the Commission's regulations that include ethical standards and practices.





Maryland Commission of Real Estate Appraisers, Appraisal Management Companies and Home Inspectors

- Resources for Constituents:
 - [Frequently Asked Questions \(FAQs\)](#)
 - [Understanding the Complaint Process](#)
 - [File a Complaint](#)
 - [Disciplinary Actions](#)
- Maryland Commission of Real Estate Appraisers, Appraisal Management Companies and Home Inspectors
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 - 410-230-6363
 - e-mail: DLOPLRealEstateAppraiser-LABOR@maryland.gov





Questions?

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