

SENATE BILL 455

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CF HB 669

By: ~~Senator Hayes~~ **Senators Hayes, Ellis, and Griffith**

Introduced and read first time: February 3, 2023

Assigned to: Finance

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 3, 2023

CHAPTER _____

1 AN ACT concerning

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

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

8 BY repealing and reenacting, with amendments,
9 Article – Business Occupations and Professions
10 Section 16–302 and 16–503
11 Annotated Code of Maryland
12 (2018 Replacement Volume and 2022 Supplement)

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

15 **Article – Business Occupations and Professions**

16 16–302.

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

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

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

5 (2) An applicant shall have completed:

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

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

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

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

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

16 (iii) another school that the Commission approves.

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

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

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

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

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

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

1 16-503.

2 (a) To qualify for a certificate for residential or general real estate appraisal, an
3 applicant shall be an individual who meets the requirements of this section.

4 (b) (1) An applicant shall:

5 (i) be of good character and reputation;

6 (ii) be at least 18 years old; and

7 (iii) satisfy the minimum real estate appraiser qualifications for
8 residential certification or general certification, as appropriate, established under the
9 federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989.

10 (2) An applicant shall have completed:

11 (I) at least 1,500 hours providing real estate appraiser services as a
12 real estate appraiser trainee under the supervision of a certified appraiser; OR

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

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

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

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

22 (iii) another school that the Commission approves.

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

25 (c) An applicant shall pass the examination for a certificate for residential or
26 general real estate appraisal given by the Commission or the Commission's designee under
27 this subtitle.

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

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

4 (e) An applicant shall meet any other requirement that the Commission adopts
5 by regulation.

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

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

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.