

# SENATE BILL 827

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CF HB 909

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By: **Senator Hayes**

Introduced and read first time: February 6, 2023

Assigned to: Finance

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## A BILL ENTITLED

1 AN ACT concerning

2 **State Commission of Real Estate Appraisers, Appraisal Management**  
3 **Companies, and Home Inspectors – Sunset Extension**

4 FOR the purpose of continuing the State Commission of Real Estate Appraisers, Appraisal  
5 Management Companies, and Home Inspectors in accordance with the provisions of  
6 the Maryland Program Evaluation Act (sunset law) by extending to a certain date  
7 the termination provisions relating to the statutory and regulatory authority of the  
8 Commission; requiring an independent evaluation of the Commission; and generally  
9 relating to the State Commission of Real Estate Appraisers, Appraisal Management  
10 Companies, and Home Inspectors.

11 BY repealing and reenacting, with amendments,  
12 Article – Business Occupations and Professions  
13 Section 16–802  
14 Annotated Code of Maryland  
15 (2018 Replacement Volume and 2022 Supplement)

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

18 **Article – Business Occupations and Professions**

19 16–802.

20 Subject to the evaluation and reestablishment provisions of the Maryland Program  
21 Evaluation Act, this title and all regulations adopted under this title shall terminate and  
22 be of no effect after July 1, [2023] **2026**.

23 SECTION 2. AND BE IT FURTHER ENACTED, That:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (a) In this section, “Department” means the Maryland Department of Labor.

2 (b) The Department, subject to subsection (c) of this section, shall hire a  
3 consultant to conduct an independent evaluation of the State Commission of Real Estate  
4 Appraisers, Appraisal Management Companies, and Home Inspectors, to determine if the  
5 Commission is adhering to the most recent Uniform Standards of Professional Appraisal  
6 Practice’s diversity, equity, and inclusion guidelines in its regulation of real estate  
7 appraisers and appraisal management companies in the State.

8 (c) (1) The independent evaluation of the Commission required under  
9 subsection (b) of this section shall be conducted under the supervision of the Office of  
10 Program Evaluation and Government Accountability in the Department of Legislative  
11 Services, which, in consultation with the Department, may:

12 (i) write the proposal for the hiring of the consultant;

13 (ii) select the consultant; and

14 (iii) distribute the evaluation to the committees of jurisdiction, in  
15 accordance with the Maryland Program Evaluation Act.

16 (2) (i) The Department shall pay the costs of the independent  
17 evaluation required under this section.

18 (ii) The Department may use funds from the State Commission of  
19 Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors Fund to  
20 cover the cost of the independent evaluation.

21 (d) The independent evaluation required under this section shall be:

22 (1) completed for consideration by the committees of jurisdiction during the  
23 2024 legislative session; and

24 (2) submitted by the Office of Program Evaluation and Government  
25 Accountability to the Senate Finance Committee and the House Economic Matters  
26 Committee, in accordance with § 2–1257 of the State Government Article, on or before  
27 January 1, 2024.

28 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
29 1, 2023.