

SB0477/853924/1

BY: Judicial Proceedings Committee

AMENDMENTS TO SENATE BILL 477
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, before “**Statute**” insert “**Record Retention and**”; in line 3, after the first “of” insert “altering the period that a licensed real estate appraiser must retain certain records;”; in line 4, after “actions;” insert “extending the statute of limitations for certain civil actions for an alleged discriminatory housing practice related to the appraisal of residential real property;”; after line 5, insert:

“BY repealing and reenacting, with amendments,
Article – Business Occupations and Professions
Section 16–401
Annotated Code of Maryland
(2018 Replacement Volume and 2025 Supplement)”;

and after line 10, insert:

“BY repealing and reenacting, without amendments,
Article – State Government
Section 20–1035(a)
Annotated Code of Maryland
(2021 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, with amendments,
Article – State Government
Section 20–1035(b)
Annotated Code of Maryland
(2021 Replacement Volume and 2025 Supplement)”.

AMENDMENT NO. 2

On page 1, after line 12, insert:

“Article – Business Occupations and Professions

16–401.

(a) Subject to the provisions of subsection (b) of this section, a licensed real estate appraiser shall keep, for [5] 12 years from the date of delivery to the client, the original or a copy of:

(1) each contract the licensee enters into for the provision of real estate appraisal services;

(2) each appraisal report the licensee prepares or signs; and

(3) all supporting data that the licensee assembles or formulates to prepare an appraisal report.

(b) If, within the [5–year] 12–YEAR period for the retention of records, a licensed real estate appraiser is given notice that an appraisal or appraisal report is involved in litigation, a new [5–year] 12–YEAR period shall start on the date of the final disposition of the litigation.

(c) On request, a licensed real estate appraiser shall make any record required to be kept under this section available to the Commission to inspect or copy.”

On page 2, in line 11, strike “**THIS**” and substitute “**EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, THIS**”; in line 17, after “**(I)**” insert “**TO A CIVIL ACTION FOR AN ALLEGED DISCRIMINATORY HOUSING PRACTICE RELATED TO THE APPRAISAL OF RESIDENTIAL REAL PROPERTY UNDER § 20–1035 OF THE STATE GOVERNMENT ARTICLE;**

(II)”;

in line 20, strike “(II)” and substitute “(III)”; and after line 28, insert:

“Article – State Government

20–1035.

(a) In accordance with this section, an aggrieved person may commence a civil action in an appropriate State court to obtain appropriate relief for an alleged discriminatory housing practice or the breach of a conciliation agreement entered into under this part.

(b) (1) **[The] EXCEPT AS PROVIDED IN PARAGRAPH (4) OF THIS SUBSECTION, THE** action shall be filed within 2 years after the later of the occurrence or termination of the alleged discriminatory housing practice or the breach of the conciliation agreement.

(2) (i) Except as provided in subparagraph (ii) of this paragraph, the computation of the 2–year period does not include any time during which an administrative proceeding under this part was pending for a complaint or charge based on the alleged discriminatory housing practice.

(ii) Subparagraph (i) of this paragraph does not apply to an action arising from a breach of a conciliation agreement.

(3) **(I) THIS PARAGRAPH DOES NOT APPLY TO A CIVIL ACTION DESCRIBED UNDER PARAGRAPH (4) OF THIS SUBSECTION.**

(II) Except as provided in subsection (c) of this section, an aggrieved person may commence a civil action under this section:

(Over)

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[(i)] 1. not sooner than 130 days after a complaint has been filed under § 20–1021 of this subtitle; and

[(ii)] 2. regardless of the status of any complaint.

(4) A CIVIL ACTION FOR AN ALLEGED DISCRIMINATORY HOUSING PRACTICE RELATED TO THE APPRAISAL OF RESIDENTIAL REAL PROPERTY SHALL BE FILED WITHIN 12 YEARS AFTER THE LATER OF THE OCCURRENCE OR TERMINATION OF THE ALLEGED DISCRIMINATORY HOUSING PRACTICE OR THE BREACH OF A CONCILIATION AGREEMENT.”.