

SENATE BILL 477

D3, C2, N1

6lr1572

By: **Senator McKay**

Introduced and read first time: February 2, 2026

Assigned to: Judicial Proceedings

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 2, 2026

CHAPTER _____

1 AN ACT concerning

2 **Civil Actions – Real Estate Appraisals – Record Retention and Statute of**
3 **Limitations**

4 FOR the purpose of altering the period that a licensed real estate appraiser must retain
5 certain records; establishing a statute of limitations for certain civil actions against
6 a person for certain real estate appraisal–related actions; extending the statute of
7 limitations for certain civil actions for an alleged discriminatory housing practice
8 related to the appraisal of residential real property; and generally relating to civil
9 actions, real estate appraisals, and the applicable statute of limitations.

10 BY repealing and reenacting, with amendments,
11 Article – Business Occupations and Professions
12 Section 16–401
13 Annotated Code of Maryland
14 (2018 Replacement Volume and 2025 Supplement)

15 BY adding to
16 Article – Courts and Judicial Proceedings
17 Section 5–122
18 Annotated Code of Maryland
19 (2020 Replacement Volume and 2025 Supplement)

20 BY repealing and reenacting, without amendments,
21 Article – State Government
22 Section 20–1035(a)

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 Annotated Code of Maryland
 2 (2021 Replacement Volume and 2025 Supplement)

3 BY repealing and reenacting, with amendments,
 4 Article – State Government
 5 Section 20–1035(b)
 6 Annotated Code of Maryland
 7 (2021 Replacement Volume and 2025 Supplement)

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

10 **Article – Business Occupations and Professions**

11 16–401.

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

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

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

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

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

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

26 **Article – Courts and Judicial Proceedings**

27 **5–122.**

28 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
 29 INDICATED.

30 (2) (I) “APPRAISAL” MEANS AN ANALYSIS, A CONCLUSION, OR AN
 31 OPINION ABOUT THE NATURE, QUALITY, UTILITY, OR VALUE OF INTERESTS IN OR
 32 ASPECTS OF IDENTIFIED REAL ESTATE.

1 (II) "APPRAISAL" INCLUDES:

- 2 1. A VALUATION APPRAISAL;
- 3 2. AN ANALYSIS ASSIGNMENT; AND
- 4 3. A REVIEW ASSIGNMENT.

5 (III) "APPRAISAL" DOES NOT INCLUDE AN OPINION PROVIDED
6 TO A POTENTIAL SELLER OR THIRD PARTY BY A PERSON LICENSED UNDER TITLE 17
7 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE ABOUT THE
8 RECOMMENDED LISTING PRICE OR RECOMMENDED PURCHASE PRICE OF REAL
9 ESTATE, PROVIDED THAT THE OPINION IS NOT REFERRED TO AS AN APPRAISAL.

10 (3) "FEDERALLY RELATED TRANSACTION" HAS THE MEANING
11 STATED IN THE FEDERAL FINANCIAL INSTITUTIONS REFORM, RECOVERY, AND
12 ENFORCEMENT ACT OF 1989.

13 (B) (1) ~~THIS~~ EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS
14 SUBSECTION, THIS SECTION APPLIES TO A CIVIL ACTION FOR DAMAGES AGAINST A
15 PERSON FOR AN ALLEGED ACT OR OMISSION RELATED TO THE PERFORMANCE,
16 REVIEW, SUPERVISION, OR MANAGEMENT OF AN APPRAISAL, REGARDLESS OF
17 WHETHER THE APPRAISAL IS IN CONNECTION WITH A FEDERALLY RELATED
18 TRANSACTION.

19 (2) THIS SECTION DOES NOT APPLY:

20 (I) TO A CIVIL ACTION FOR AN ALLEGED DISCRIMINATORY
21 HOUSING PRACTICE RELATED TO THE APPRAISAL OF RESIDENTIAL REAL PROPERTY
22 UNDER § 20-1035 OF THE STATE GOVERNMENT ARTICLE;

23 (II) TO ADMINISTRATIVE ACTIONS OF THE COMMISSION OF
24 REAL ESTATE APPRAISERS, APPRAISAL MANAGEMENT COMPANIES, AND HOME
25 INSPECTORS; OR

26 ~~(II)~~ (III) IF KNOWLEDGE OF THE CIVIL ACTION WAS
27 CONCEALED BY FRAUD.

28 (C) A CIVIL ACTION SUBJECT TO THIS SECTION SHALL BE FILED WITHIN THE
29 EARLIER OF:

30 (1) 2 YEARS AFTER THE DATE THAT THE COMPLAINANT KNEW OR
31 REASONABLY SHOULD HAVE KNOWN OF THE ACT OR OMISSION; OR

1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to
2 apply only prospectively and may not be applied or interpreted to have any effect on or
3 application to any cause of action accruing before the effective date of this Act.

4 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
5 October 1, 2026.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.