

February 19, 2025

The Honorable CT Wilson  
Chairman, Economic Matters Committee  
Room 252, House Office Building  
Annapolis, Maryland 21401

**RE: MBIA Letter of Support HB1021 Real Estate Appraisers - Licensure and Certification – Qualifications**

Dear Chairman Wilson,

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1021 Real Estate Appraisers - Licensure and Certification - Qualifications**. MBIA **supports** the Act in its current version.

HB1021 would prohibit the State Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors from requiring an applicant to hold a bachelor's degree or higher to qualify for certification or licensure as a real estate appraiser.

MBIA had the privilege to participate in the Appraisal Gap Task Force, with the focus to address the persistent misevaluation and undervaluation of property owned by minorities. One of the topics discussed was a shortage of appraisers as whole, turnover being a factor, in adequate training, and requirements from the state to obtain a license. Within the past 10 years, the number of licensed appraisers has decreased by nearly 25 percent. Furthermore, the current crop of appraisers continues to grow older. According to the Appraisal Institute, more than 60 percent of appraisers are over the age of 50 and fewer apprentices are entering the industry. Simply put we have a shortage of appraisals not just in the state of Maryland but nationwide. The proposed legislation would ease the path for trainees to obtain their licenses, when it is greatly needed.

With an increase in loan origination comes an increase in the volume of appraisals being ordered. Fewer appraisers would likely mean additional delays in the appraisal process in areas with the highest activity.

There is also a need for supervisors to act in more a training capacity but as many age out it is becoming increasingly challenging to find experienced appraisers to mentor trainees. HB 1021 is necessary legislation and will have an impact to create an influx of young professionals who can provide accurate and compliant appraisals well into the future.

For these reasons, MBIA respectfully urges the Committee to give this measure **a favorable** report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Economic Matter Committee