

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2019

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SENATE BILL 462  
Commerce and Insurance Committee Substitute Adopted 6/27/19

Short Title: Modifications to NC Appraisal Board.

(Public)

Sponsors:

Referred to:

April 2, 2019

1 A BILL TO BE ENTITLED  
2 AN ACT TO REPLACE NORTH CAROLINA EDUCATION REQUIREMENTS TO  
3 BECOME A LICENSED OR CERTIFIED APPRAISER WITH THE REQUIREMENTS OF  
4 THE APPRAISAL FOUNDATION APPRAISER QUALIFICATIONS BOARD AND TO  
5 ALLOW THE NORTH CAROLINA APPRAISAL BOARD TO COLLECT NEW FEES  
6 AND TO MAKE OTHER MODIFICATIONS THAT WOULD ALLOW NORTH  
7 CAROLINA APPRAISAL MANAGEMENT COMPANIES TO BE PLACED ON THE  
8 APPRAISAL MANAGEMENT COMPANY NATIONAL REGISTRY.

9 The General Assembly of North Carolina enacts:

10 SECTION 1. G.S. 93E-1-6 reads as rewritten:

11 "§ 93E-1-6. **Qualifications for registration, licensure, and certification; applications;**  
12 **application fees; examinations.**

13 (a) Any person desiring to be registered as a trainee or to obtain licensure as a ~~licensed~~  
14 ~~real estate appraiser~~ or certification as a licensed or certified real estate appraiser shall make  
15 written application to the Board on the forms as are prescribed by the Board setting forth the  
16 applicant's qualifications for registration, licensure, or certification. Each applicant shall satisfy  
17 the following qualification requirements:

18 (1) ~~Each applicant for registration as a trainee shall:~~

19 a. ~~Have obtained a high school diploma or its equivalent; and~~

20 b. ~~Demonstrate to the Board that the applicant possesses the knowledge~~  
21 ~~and competence necessary to perform appraisals of real property, by:~~  
22 ~~(i) having satisfactorily completed within the five-year period~~  
23 ~~immediately preceding the date application is made, a course of~~  
24 ~~instruction, approved by the Board, in real estate appraisal principles~~  
25 ~~and practices consisting of at least 90 hours of classroom instruction~~  
26 ~~in subjects determined by the Board; and (ii) satisfying any additional~~  
27 ~~qualification the Board imposes by rule, not inconsistent with any~~  
28 ~~requirements imposed by the Appraisal Foundation.~~

29 (1a) ~~Each applicant for licensure as a licensed real estate appraiser shall:~~

30 a. ~~Hold an associate's degree or higher from an accredited college,~~  
31 ~~community college, or university;~~

32 b. ~~Demonstrate to the Board that the applicant possesses the knowledge~~  
33 ~~and competence necessary to perform appraisals of real property by~~  
34 ~~having satisfactorily completed a course of instruction consisting of at~~  
35 ~~least 150 hours of classroom instruction in subjects determined by the~~



- 1 Board. All instructional courses must be completed on or after January  
2 1, 2008;
- 3 e. ~~Present evidence satisfactory to the Board of at least 2,500 hours, or~~  
4 ~~the minimum requirement as imposed by the federal government,~~  
5 ~~whichever is greater, of experience in real estate appraising within the~~  
6 ~~eight year period immediately preceding the date the application is~~  
7 ~~made and over a period of at least two calendar years; and~~
- 8 d. ~~Satisfy the additional qualifications criteria as may be imposed by the~~  
9 ~~Board by rule, not inconsistent with any requirements imposed by the~~  
10 ~~federal government, or shall possess education and experience which~~  
11 ~~is found by the Board in its discretion to be equivalent to the above~~  
12 ~~requirements.~~
- 13 (2) ~~Each applicant for certification as a certified residential real estate appraiser~~  
14 ~~shall:~~
- 15 a. ~~Hold a bachelor's degree from an accredited college or university;~~  
16 b. ~~Demonstrate that the applicant possesses the knowledge and~~  
17 ~~competence necessary to perform appraisals of real property as the~~  
18 ~~Board may prescribe by having satisfactorily completed a course of~~  
19 ~~instruction, approved by the Board, in real estate appraisal principles~~  
20 ~~and practices consisting of at least 200 hours. All instructional courses~~  
21 ~~shall have been completed on or after January 1, 2008;~~
- 22 e. ~~Present evidence satisfactory to the Board of at least 2,500 hours or~~  
23 ~~the minimum requirement as imposed by the Appraisal Foundation,~~  
24 ~~whichever is greater, of experience in real estate appraising within the~~  
25 ~~eight year period immediately preceding the date application is made,~~  
26 ~~and over a period of at least two calendar years; and~~
- 27 d. ~~Satisfy the additional qualifications criteria as may be imposed by the~~  
28 ~~Board by rule, not inconsistent with any requirements imposed by the~~  
29 ~~Appraisal Foundation; or~~
- 30 e. ~~Possess education and experience which is found by the Board in its~~  
31 ~~discretion to be equivalent to the above requirements.~~
- 32 (3) ~~Each applicant for certification as a certified general real estate appraiser shall:~~
- 33 a. ~~Hold a bachelor's degree or higher from an accredited college or~~  
34 ~~university;~~
- 35 b. ~~Demonstrate that the applicant possesses the knowledge and~~  
36 ~~competence necessary to perform appraisals of all types of real~~  
37 ~~property by having satisfactorily completed a course of instruction,~~  
38 ~~approved by the Board, in general real estate appraisal practices~~  
39 ~~consisting of at least 300 hours. All instructional courses shall have~~  
40 ~~been completed on or after January 1, 2008;~~
- 41 e. ~~Present evidence satisfactory to the Board of at least 3,000 hours or~~  
42 ~~the minimum requirement as imposed by the Appraisal Foundation,~~  
43 ~~whichever is greater, of experience in real estate appraising within the~~  
44 ~~eight year period immediately preceding the date application is made,~~  
45 ~~and over a period of at least two and one half calendar years, fifty~~  
46 ~~percent (50%) of which must be in appraising nonresidential real~~  
47 ~~estate; and~~
- 48 d. ~~Satisfy the additional qualifications criteria as may be imposed by the~~  
49 ~~Board by rule, not inconsistent with any requirements imposed by the~~  
50 ~~Appraisal Foundation; or~~

e. Possess education or experience which is found by the Board in its discretion to be equivalent to the above requirements.

(4) ~~Repealed by Session Laws 2001-399, s. 1.~~

(5) Obtain a high school diploma or its equivalent.

(6) Successfully complete education, experience, and examination as required by The Appraisal Foundation Appraiser Qualifications Board for each level of registration, licensure, or certification.

(7) Satisfy any additional education or experience requirements that the Board may impose by rule.

(b) Each application for registration as a trainee or for licensure or certification as a real estate appraiser shall be accompanied by a fee of two hundred dollars (\$200.00), ~~plus any additional fee as may be necessary to defray the cost of any competency examination administered by a private testing service.(\$200.00).~~ The applicant shall pay the fee for the required competency examination directly to the private testing service.

(c) ~~Any person who files with the Board an application for licensure or certification as a real estate appraiser shall be required to pass an examination to demonstrate the person's competence.~~

...

(c2) In addition, the Board may investigate and consider whether the applicant has had any disciplinary action taken against any other professional license in North Carolina or any other state, or if the applicant has committed or done any act which, if committed or done by any real estate trainee or appraiser, would be grounds under the provisions hereinafter set forth for disciplinary action including the suspension or revocation of registration, licensure, or certification, or whether the applicant has been convicted of or pleaded guilty to any criminal act. If the results of the investigation shall be satisfactory to the Board, and the applicant is otherwise qualified, then the Board shall issue to the applicant a ~~trainee registration~~ registration, license, or certificate authorizing the applicant to act as a registered trainee real estate appraiser or licensed or certified real estate appraiser in this State.

(d) If the applicant has not affirmatively demonstrated that the applicant meets the requirements for ~~registration~~ registration, licensure, or certification, action on the application will be deferred pending a hearing before the Board."

**SECTION 2.** G.S. 93E-1-9 reads as rewritten:

**"§ 93E-1-9. Nonresident ~~registration, licensure,~~ licensure and certification.**

(a) An applicant from another state ~~which offers real estate trainee registration or the equivalent, appraiser licensing or certification privileges to residents of North Carolina may become registered, licensed, licensed~~ or certified in North Carolina by conforming to all of the provisions of this Chapter and, in the discretion of the Board, such other terms and conditions as are required of North Carolina residents applying for ~~trainee registration, licensure, and licensure~~ or certification in such other state.

(b) The Board, in its discretion, may undertake to ~~register, license, license~~ or certify on a reciprocal basis, persons ~~registered, licensed, licensed~~ or certified in other states ~~who are deemed by the Board to possess qualifications equivalent to resident North Carolina trainees or State licensed or State certified real estate appraisers~~ another state if the appraiser licensing and certification program of the other state is in compliance with 12 U.S.C. § 3331, et seq.

(c) The Board may by rule establish a procedure for granting temporary ~~trainee registration, appraiser licensure or certification~~ and may charge an application fee of one hundred fifty dollars (\$150.00) for temporary ~~trainee registration, appraiser licensure, licensure or~~ certification.

(d) Every applicant for ~~trainee registration, State licensure, or certification~~ under this Chapter who is not a resident of this State shall submit with his application an irrevocable consent that service of process in any action against the applicant arising out of the applicant's activities

1 as a ~~registered trainee or~~ State-licensed or State-certified real estate appraiser may be made by  
2 delivery of the process on the Executive Director of the Board."

3 **SECTION 3.** G.S. 93E-2-6 is amended by adding two new subsections to read:

4 "(d) In addition to those fees prescribed for renewal, the Board shall collect from  
5 registrants any additional fees as may be required pursuant to 12 U.S.C. § 3338 to render North  
6 Carolina registered appraisal management companies and federally regulated appraisal  
7 management companies eligible to perform services in connection with federally related  
8 transactions and shall remit those fees to the Appraisal Management Company National Registry  
9 ("AMC National Registry") of the Appraisal Subcommittee of the Federal Financial Institutions  
10 Examination Council.

11 (e) The Board may also collect a fee from an appraisal management company that is a  
12 subsidiary wholly owned and controlled by a financial institution in order to be eligible to be  
13 placed on the AMC National Registry."

14 **SECTION 4.** G.S. 93E-2-7 is amended by adding two new subsections to read:

15 "(c) An appraisal management company shall not require or attempt to require an  
16 appraiser to prepare an appraisal if the appraiser may have a direct or indirect interest, financial  
17 or otherwise, in the property or transaction involving the appraisal.

18 (d) No appraisal management company procuring or facilitating an appraisal in  
19 connection with a consumer credit transaction secured by the principal dwelling of a consumer  
20 may have a direct or indirect interest, financial or otherwise, in the property or transaction  
21 involving the appraisal."

22 **SECTION 5.** G.S. 93E-2-2(a)(1) reads as rewritten:

23 "**§ 93E-2-2. Definitions.**

24 (a) The following definitions apply in this Article:

25 (1) Appraisal management company. – A corporation, partnership, sole  
26 proprietorship, subsidiary, unit, or other business entity that utilizes an  
27 appraisal panel or fee panel and performs, directly or indirectly, appraisal  
28 management services.

29 ~~An appraisal management company does not include any of the following:~~The  
30 following entities are exempt from registration with the Board:

- 31 a. Any agency of the federal government or any State or municipal  
32 government.
- 33 b. An appraiser who enters into an agreement, whether written or  
34 otherwise, with another appraiser for the performance of an appraisal,  
35 and upon completion of the appraisal, the appraisal report is signed  
36 both by the appraiser who completed the appraisal and the appraiser  
37 who requested the completion of the appraisal, except that an appraisal  
38 management company may not avoid the requirements of this Article  
39 by requiring that an employee of the appraisal management company  
40 who is an appraiser sign an appraisal report that is completed by an  
41 appraiser who is a member of the appraisal panel of the appraisal  
42 management company.
- 43 c. Any state or federally chartered bank, farm credit system, savings  
44 institution, or credit union.
- 45 d. Any licensed real estate broker performing only activities in  
46 accordance with Article 1 of this Chapter.
- 47 e. Any officer or employee of an exempt entity described in this  
48 subdivision when acting in the scope of employment for the exempt  
49 entity.
- 50 f. Any person licensed to practice law in this State, a court-appointed  
51 personal representative or trustee who orders an appraisal in

1 connection with a bona fide client relationship in which the person  
2 directly contracts with an independent appraiser.  
3 g. An appraisal management company that is a subsidiary owned and  
4 controlled by a financial institution regulated by a federal financial  
5 institution regulatory agency, pursuant to 12 U.S.C. § 3353."

6 **SECTION 6.** Sections 1, 2, and 3 of this act become effective October 1, 2019, and  
7 apply to registrations, licensures, and certifications issued after that date. The remainder of this  
8 act is effective when it becomes law.