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Bill Analysis
Legislative Service Commission

Am. S.B. 144
126th General Assembly
(As Passed by the Senate)

Sens. Schuler, Clancy, Mumper, Spada

BILL SUMMARY

- Establishes requirements for the temporary registration rather than the issuance of temporary certificates or licenses to real estate appraisers from other states.
- Creates as a new condition that must be satisfied to obtain a temporary registration a requirement that the appraisal assignment for which the temporary registration is needed is part of a federally related transaction.
- Requires the temporary registration to be limited to one appraisal assignment rather than requiring the temporary certification and licensure to be limited to one real estate property.

CONTENT AND OPERATION

Temporary certification and licensure as an nonresident appraiser

Current law

Under current law, a nonresident appraiser may apply for, and the Real Estate Appraiser Board may issue, a temporary certificate or license under Ohio's Real Estate Appraisers Law (R.C. Chapter 4763.) if the Board determines that the state in which the nonresident appraiser is licensed or certified has licensing or certification requirements that are substantially similar to the certification or licensure requirements established in Ohio's Real Estate Appraisers Law and the rules adopted under that law. The Board is required by existing law to adopt rules relating to the temporary certification and licensure of nonresident appraisers. Each temporary certificate and license issued by the Board must identify the location of the real estate property to be appraised and cannot authorize appraisal of more than one real estate property located in this state. Current law prohibits

the Board from issuing more than two temporary certificates or licenses in any one calendar year to any one applicant. (Sec. 4763.05(E)(2).)

The bill

The bill instead requires the Board to recognize, on a temporary basis, a certification or license issued in another state and to temporarily *register*, rather than issue a temporary certificate or license to, an appraiser who is certified or licensed in another state if all of the following apply:

- (1) The temporary registration is to perform an appraisal assignment that is part of a federally related transaction;
- (2) The appraiser's business in this state is of a temporary nature;
- (3) The appraiser registers with the Board.

The bill requires an appraiser who is certified or licensed in another state to register with the Board for temporary practice before performing an appraisal assignment in this state in connection with a federally related transaction. The Board must adopt rules relating to registration for the temporary recognition of certification and licensure of appraisers from another state. Under the bill, the registration for such temporary recognition must not authorize completion of more than one appraisal assignment in Ohio. Additionally, the Board cannot issue more than two registrations for temporary practice to any one applicant in any calendar year. (Sec. 4763.05(E)(2).)

HISTORY

ACTION	DATE	JOURNAL ENTRY
Introduced	05-10-05	p. 492
Reported, S. Insurance, Commerce & Labor	06-21-05	p. 872
Passed Senate (32-0)	06-22-05	p. 1344

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