

AMENDMENTS TO HOUSE BILL NO. 1255

Sponsor: SENATOR BAKER

Printer's No. 1329

1 Amend Bill, page 1, line 9, by striking out "Any" and
2 inserting

3 (a) General rule.--Except as provided under subsection (b),
4 an

5 Amend Bill, page 1, lines 11 through 14, by striking out "one
6 year from a person's discovery of" in line 11, all of lines 12
7 and 13 and "appraiser be brought more than" in line 14

8 Amend Bill, page 1, line 16, by striking out all of said line
9 and inserting

10 (b) Exception.--An action to recover damages against a real
11 estate appraiser under subsection (a) may be filed more than
12 five years after the date the appraisal was conducted if:

13 (1) there is evidence of fraud or intentional
14 misrepresentation on the part of the real estate appraiser;
15 or

16 (2) the appraisal was performed for a consumer as part
17 of the purchase or sale of single-family residential real
18 property not involving a lender.

19 Section 2. The five-year period of repose under 42 Pa.C.S. §
20 5539 shall not apply to a cause of action which has accrued on
21 or before the effective date of this section.

22 Section 3. This act shall take effect as follows:

23 (1) The following provisions shall take effect
24 immediately:

25 (i) Section 2.

26 (ii) This section.

27 (2) The remainder of this act shall take effect in 60
28 days.