



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 1594

PRINTERS NO. 2103

PRIME SPONSOR: Harper

COST / (SAVINGS)

FUND	FY 2017/18	FY 2018/19
Professional Licensure Augmentation Account	See "Fiscal Impact"	See "Fiscal Impact"
County Funds	See "Fiscal Impact"	See "Fiscal Impact"

SUMMARY: Amends the Assessors Certification Act to provide for the qualifications, training and certification of revaluation company personnel. This legislation would take effect in 180 days.

ANALYSIS: This legislation amends the Assessors Certification Act to explicitly prohibit any person or revaluation company personnel from performing valuation of real property unless they hold valid certification from the State Board of Certified Real Estate Appraisers as a Certified Pennsylvania Evaluator (CPE).

The legislation requires the Board to certify any person responsible, including revaluation company personnel, for the valuation of real property for ad valorem taxation purposes in the Commonwealth.

This legislation amends Section 6 (Certification) to require all applications and appropriate fees be directed to the Board, with applicants fulfilling the following requirements:

1. Be of good moral character.
2. Have a high school diploma, or its equivalent, or two years of assessing experience.
3. Be at least 18 years of age.
4. Be a resident of this Commonwealth for at least six months. This paragraph does not apply to revaluation company personnel.
5. Have successfully completed a minimum of 90 hours of the basic courses of study approved by the Board covering the appraisal assessing profession or any other professional courses acceptable to the Board. The basic course of study shall include instruction on judicial interpretation of the uniformity clause of the PA Constitution. At the discretion of the county commissioners of a county, the county may reimburse county assessors for the costs of completing the courses of study required by this subsection.

The legislation requires a CPE applying for a renewal of certification to submit proof to the Board that they have completed the required minimum hours of education relating to assessment and appraisal practices, as set by the Board.

Section 6.1 (Employees of political subdivisions) is added to codify current practices in the assessment offices relating to duties, responsibilities and restrictions of employees who are not CPEs.

FISCAL IMPACT: According to the Department of State, this legislation would add minimal costs to the State Board of Certified Real Estate Appraisers. Any additional costs could be offset by increased certification fees or by an increase in the number of “Certified Pennsylvania Evaluators” seeking certification.

This legislation would have no adverse fiscal impact on county funds as counties would have the discretion to reimburse county assessors for the costs of completing the courses of study as required within this legislation.

PREPARED BY: Tim Rodrigo
House Appropriations Committee (R)

DATE: September 25, 2017

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.