

**SENATE APPROPRIATIONS COMMITTEE
FISCAL NOTE**

BILL NO. House Bill 863

PRINTER NO. 1930

AMOUNT

No Fiscal Impact

No Fiscal Impact

FUND

Professional Licensure Augmentation Account

Real Estate Recovery Fund

DATE INTRODUCED

March 16, 2017

PRIME SPONSOR

Representative Rothman

DESCRIPTION

House Bill 863 amends the Real Estate Licensing and Registration Act to increase the educational requirements for the salesperson license and to authorize brokers and salespersons to prepare Broker Price Opinions.

The definition of "comparative market analysis" and "short sale" are amended, and the definition of "broker price opinion" is created.

The qualifications for licensure are expanded to require completion of a high school diploma or equivalent and completion of 75 hours of instruction. Sixty hours of instruction is required if the applicant has completed a portion of the hours before the effective date of the legislation.

Any fees charged for a comparative market analysis or broker price opinion shall be paid to the broker. A registered appraisal management company may engage with a broker to prepare broker price opinions and receive orders and submit prepared opinions to clients.

A broker price opinion is not deemed as an appraisal or valuation or real estate of comparative market analysis and must contain certain delineated information.

Criteria are established for the preparing and signing of a broker price opinion by a broker or salesperson.

FISCAL IMPACT:

House Bill 863 will have no fiscal impact on Commonwealth funds.