
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 31 Session of
2015

INTRODUCED BY GRELL, COHEN, WATSON, MARSICO, JAMES, A. HARRIS,
GILLEN, MILLARD, MURT, M. K. KELLER, EVERETT, DeLUCA, DAVIS,
PETRI AND GIBBONS, JANUARY 28, 2015

REFERRED TO COMMITTEE ON PROFESSIONAL LICENSURE,
JANUARY 28, 2015

AN ACT

1 Amending the act of July 10, 1990 (P.L.404, No.98), entitled "An
2 act providing for the certification of real estate
3 appraisers; specifying requirements for certification;
4 providing for sanctions and penalties; and making an
5 appropriation," further providing for powers and duties of
6 the State Board of Certified Real Estate Appraisers, for
7 application and qualifications, for reciprocity and for
8 certification renewal, licensure renewal and records.

9 The General Assembly of the Commonwealth of Pennsylvania
10 hereby enacts as follows:

11 Section 1. Section 5 of the act of July 10, 1990 (P.L.404,
12 No.98), known as the Real Estate Appraisers Certification Act,
13 is amended by adding paragraphs to read:

14 Section 5. Powers and duties of board.

15 * * *

16 (11) To require each initial applicant for licensed
17 appraiser trainee, certified residential appraiser or
18 certified general appraiser to submit to fingerprinting by
19 the Pennsylvania State Police. The Pennsylvania State Police
20 shall submit the fingerprints to the Federal Bureau of

1 Investigation for purposes of verifying the identity of the
2 individual and obtaining records of criminal arrests and
3 convictions. The board shall consider information obtained
4 pursuant to this paragraph for the purpose of screening
5 applicants for fitness for licensure or certification in
6 accordance with the provisions of this act and the Real
7 Property Appraiser Qualification Criteria of the Appraiser
8 Qualifications Board of the Appraisal Foundation. National
9 criminal history record information received by the board
10 shall be handled or maintained in accordance with Federal
11 Bureau of Investigation policy.

12 (12) To the extent required by standards and regulations
13 for the qualifications of appraisers promulgated pursuant to
14 the Financial Institutions Reform, Recovery, and Enforcement
15 Act of 1989, to consider criminal history record information
16 of arrests that do not result in a conviction,
17 notwithstanding the provisions of 18 Pa.C.S. § 9124(b)(1)
18 (relating to use of records by licensing agencies).

19 Section 2. Section 6(c) of the act, amended October 9, 2008
20 (P.L.1380, No.103), is amended to read:

21 Section 6. Application and qualifications.

22 * * *

23 (c) Application.--An applicant for certification or license
24 shall submit a written application on forms provided by the
25 board[. The application and any and all documentation submitted
26 with the application shall be subscribed and sworn to before a
27 notary public. The applicant shall be held responsible for the
28 statements contained in the application. The making of a false
29 statement in an application may constitute a ground for
30 certification or license denial or revocation. The application

1 shall evidence] that includes information subject to the
2 penalties for false swearing set forth in 18 Pa.C.S. § 4903
3 (relating to false swearing) or unsworn falsification to
4 authorities set forth in 18 Pa.C.S. § 4904 (relating to unsworn
5 falsification to authorities) and which demonstrates that:

6 (1) [He or she] The applicant is of good moral
7 character.

8 (2) [His or her application has been accompanied by] The
9 applicant has paid the application fee.

10 (3) The applicant has satisfied requirements of the
11 Pennsylvania State Police and the Federal Bureau of
12 Investigation for dissemination to the board of criminal
13 history record information required by the Appraiser
14 Qualifications Board of the Appraisal Foundation.

15 (4) The applicant has satisfied the qualifications for
16 licensure as an appraiser trainee or certification as a
17 residential real estate appraiser or general real estate
18 appraiser required by:

19 (i) This act.

20 (ii) The regulations of the board.

21 (iii) The Real Property Appraiser Qualification
22 Criteria of the Appraiser Qualifications Board of the
23 Appraisal Foundation.

24 * * *

25 Section 3. Section 7 of the act is amended to read:

26 Section 7. Reciprocity.

27 The board shall have the power to grant a reciprocal
28 certification to an applicant who is certified [or licensed] as
29 an appraiser or licensed as an appraiser trainee in another
30 state and has demonstrated qualifications which equal or exceed

1 those required pursuant to this act in the determination of the
2 board[, provided that no certificate shall be granted under this
3 section to an applicant unless the state in which the applicant
4 is certified or licensed affords reciprocal treatment to persons
5 who are residents of this Commonwealth and who are certified
6 pursuant to this act].

7 Section 4. Section 10 of the act is amended by adding a
8 subsection to read:

9 Section 10. Certification renewal, licensure renewal and
10 records.

11 * * *

12 (b.2) Continuing education for licensed appraiser
13 trainees.--Licensed appraiser trainees shall be subject to the
14 same continuing education requirements for licensure renewal as
15 residential and general appraisers, but any qualifying education
16 completed after the issuance of the license and during the
17 biennial licensure period may also be applied to satisfy the
18 licensed appraiser trainee's continuing education requirements
19 under this subsection.

20 * * *

21 Section 5. This act shall take effect in 60 days.