

**Real Estate
Appraisers Certification
(Act 98 of 1990, as
amended, including
Act 103 of 2008)
and Assessors
Certification Law
(Act 28 of 1992)**

Commonwealth of Pennsylvania

State Board of
Real Estate Appraisal

REAL ESTATE APPRAISERS CERTIFICATION ACT

Act of Jul. 10, 1990, P.L. 404, No. 98

AN ACT

Providing for the certification of real estate appraisers; specifying requirements for certification; providing for sanctions and penalties; and making an appropriation.

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

Section 1. Short title.

This act shall be known and may be cited as the Real Estate Appraisers Certification Act.

Section 2. Definitions.

The following words and phrases when used in this act shall have the meanings given to them in this section unless the context clearly indicates otherwise:

"Applicant." A natural person.

"Appraisal." A written analysis, opinion or conclusion relating to the nature, quality, value or utility of specified interests in, or aspects of, identified real property, for or in expectation of compensation.

"Board." The State Board of Certified Real Estate Appraisers within the Bureau of Professional and Occupational Affairs in the Department of State.

"Secretary." The Secretary of the Commonwealth or his or her designee.

"State-certified real estate appraiser." A person who holds a current valid certificate issued to him under the provisions of this act.

Section 3. Real estate appraiser certification required.

It shall be unlawful for any person to do any of the following:

- (1) To hold himself out as a State-certified real estate appraiser or to perform appraisals required by the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101-73, 103 Stat. 183) to be performed by a State-certified or State-licensed real estate appraiser unless that person holds an appropriate, current and valid certificate from the board to perform real estate appraisals.
- (2) To perform real estate appraisals in nonfederally related transactions unless that person holds an appropriate, current and valid certificate from the board to perform real estate appraisals.
- (3) To hold himself out as a real estate appraiser or appraiser trainee without an appropriate, current and valid certificate or license from the board.

(Sec. 3 amended Oct. 9, 2008, P.L.1380, No.103)

Section 4. State Board of Certified Real Estate Appraisers.

- (a) Creation.--There is hereby created the State Board of Certified Real Estate Appraisers as a departmental administrative board in the Department of State. The board shall consist of the following members:

- (1) The Secretary of the Commonwealth or a designee.
 - (2) The Attorney General or a designee.
 - (3) The Secretary of Banking or a designee.
 - (4) Eight members who are citizens of the United States and who have been residents of this Commonwealth for a two-year period immediately prior to appointment, two of whom shall be public members and six of whom shall be persons who are State-certified real estate appraisers.
- (b) Term of office.--The professional and public members shall serve four-year terms, except as provided in subsection (c), and shall be appointed by the Governor by and with the advice and consent of a majority of the members elected to the Senate.
 - (c) Initial appointments.--Within 90 days of the effective date of this act, the Governor shall nominate one professional member to serve a four-year term; one public member and one professional member to serve three-year terms; one public member and one professional member to serve two-year terms; and one professional member to serve a one-year term.
 - (d) Continuation in office.--Each professional and public member shall continue in office until a successor is duly appointed and qualified but no longer than six months after the expiration of the term. In the event that a board member shall die, resign or otherwise become disqualified during the term of office, a successor shall be appointed in the same way and with the same qualifications as set forth in this section and shall hold office for the unexpired portion of the unexpired term.
 - (e) Limit on terms.--No board member shall be eligible for appointment to serve more than two consecutive four-year terms.
 - (f) Forfeiture of membership.--A board member who fails to attend three consecutive meetings shall forfeit his or her seat unless the secretary, upon written request from the member, finds that the member should be excused from a meeting because of illness or the death of a family member.
 - (g) Compensation.--Each member of the board, except the secretary, the Attorney General and the Secretary of Banking, shall receive per diem compensation at the rate of \$60 per diem when actually attending to the work of the board. Members shall also receive reasonable traveling, hotel and other necessary expenses incurred in the performance of their duties in accordance with Commonwealth regulations.
 - (h) Forfeiture for nonattendance.--A public member who fails to attend two consecutive statutorily mandated training seminars in accordance with section 813(e) of the act of April 9, 1929

(P.L.177, No.175), known as The Administrative Code of 1929, shall forfeit his or her seat unless the secretary, upon written request from the public member, finds that the public member should be excused from a meeting because of illness or the death of a family member.

- (i) Quorum.--A majority of the members of the board serving in accordance with law shall constitute a quorum for purposes of conducting the business of the board. A member may not be counted as part of a quorum or vote on any issue unless he or she is physically in attendance at the meeting.
- (j) Meetings.--The board shall meet at least four times a year in Harrisburg.
- (k) Notice.--Reasonable notice of all meetings shall be given in conformity with the act of July 3, 1986 (P.L.388, No.84), known as the Sunshine Act.
- (l) Operating procedures.--The board shall meet within 30 days after the appointment of its initial members and set up operating procedures and an application form for certifying appraisers. It shall be the responsibility of the board to circulate these forms and educate the public to the requirements of certification. No other board and no commission within the Bureau of Professional and Occupational Affairs shall be responsible, in any manner, for the policies, procedures or other substantive matters which are within the powers and duties of the board as set forth in this act.
- (m) Election of officers.--The board shall elect annually from its membership a chairman, a vice chairman and a secretary.

(Subsections (a) and (g) amended July 8, 2008, P.L. 833, No.59)

Section 5. Powers and duties of board.

The board shall have the following powers and duties:

- (1) To pass upon the qualifications and fitness of applicants for certification or licensure and to adopt and revise rules and regulations requiring applicants for certification to pass examinations relating to their qualifications for certification.
- (2) To adopt and, from time to time, revise such rules and regulations as may be necessary to carry out the provisions of this act. Such regulations shall include, but not be limited to, standards of professional appraisal practice requiring that appraisals be performed in accordance with generally accepted appraisal standards as required pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101-73, 103 Stat. 183).

- (3) To examine for, deny, approve, issue, revoke, suspend or renew certificates of appraisers and licenses of appraiser trainees pursuant to this act and to conduct hearings in connection therewith.
- (4) To conduct hearings upon complaints concerning violations of the provisions of this act and the rules and regulations adopted pursuant to this act and seek the prosecution and enjoinder of all such violations.
- (5) To expend moneys necessary to the proper carrying out of its assigned duties.
- (6) To establish fees for the operation of the board, including fees for the issuance and renewal of certificates and licenses and for examinations.
- (7) To submit annually a report to the Professional Licensure Committee of the House of Representatives and the Consumer Protection and Professional Licensure Committee of the Senate containing a description of the types of complaints received, status of the cases, board action which has been taken and length of time from the initial complaint to final board resolution.
- (8) To submit annually to the Department of State, an estimate of the financial requirements of the board for its administrative, investigative, legal and miscellaneous expenses.
- (9) To submit annually to the Appropriations Committees of the House of Representatives and the Senate, 15 days after the Governor has submitted his budget to the General Assembly, a copy of the budget request for the upcoming fiscal year which the board previously submitted to the Department of State.
- (10) To submit annually pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 a roster listing individuals who have received State certification.

(Sec. 5 amended July 8, 2008, P.L.833, No.59)

Section 6. Application and qualifications.

- (a) Classes of certification.--There shall be three classes of certified real estate appraisers as follows:
 - (1) Certified residential appraiser, which shall consist of those persons applying for and granted certification relating solely to the appraisal of residential real property in accordance with the criteria established by the Appraiser Qualifications Board of the Appraisal Foundation required pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101-73, 103 Stat. 183).

- (2) Certified general appraiser, which shall consist of those persons applying for and granted certification relating to the appraisal of both residential and nonresidential real property without limitation in accordance with the criteria established by the Appraiser Qualifications Board of the Appraisal Foundation required pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101-73, 103 Stat. 183).
- (3) Broker/appraiser, which shall consist of those persons who, as of September 3, 1996, were licensed real estate brokers under the act of February 19, 1980 (P.L.15, No.9), known as the Real Estate Licensing and Registration Act, and who, by September 3, 1998, made application to the board and were granted without examination a broker/appraiser certificate. A holder of a broker/appraiser certificate shall only be permitted to perform those real property appraisals that were permitted to be performed by a licensed real estate broker under the Real Estate Licensing and Registration Act as of September 3, 1996. A holder of a broker/appraiser certificate is not authorized to perform real estate appraisals pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989.
 - (a.1) Appraiser trainee license.--In addition to the certificates authorized in subsection (a), the board shall issue an appraiser trainee license, without examination, to any person who meets the appraiser trainee educational requirements set by the board and who does not already hold an appraiser credential under subsection (a). An appraiser trainee shall operate under the direct supervision of one certified residential appraiser or certified general appraiser for the purpose of completing the experience requirement for an appraiser credential in subsection (a). An appraiser trainee shall be permitted to assist in the performance of any appraisal that is within the supervisory appraiser's scope of practice. The supervisory appraiser shall be in good standing, have at least five years of experience as a certified residential appraiser or certified general appraiser and shall not supervise more than three appraiser trainees.
 - (b) Classification to be specified.--The application for examination, original certification or license and renewal of certification or license shall specify the classification being applied for.
 - (c) Application.--An applicant for certification or license shall submit a written application on forms provided by the board. The application and any and all documentation submitted with the application shall be subscribed and sworn to before a notary

public. The applicant shall be held responsible for the statements contained in the application. The making of a false statement in an application may constitute a ground for certification or license denial or revocation. The application shall evidence that:

- (1) He or she is of good moral character.
 - (2) His or her application has been accompanied by the application fee.
- (d) Residential appraiser certification.--As a prerequisite to taking the examination for certification relating solely to the appraisal of residential real property, an applicant shall, in addition to meeting the requirements of subsection (c), meet the minimum education and experience requirements established pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989.
- (e) General appraiser certification.--As a prerequisite to taking the examination for the general certification relating to the appraisal of real property, an applicant shall, in addition to meeting the requirements of subsection (c), meet the minimum education and experience requirements established pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989.
- (f) Definition of subjects.--The board shall prescribe and define the subjects related to real property appraisal and the experience in real property appraisal which will satisfy the requirements of subsections (a), (a.1), (d) and (e). To the extent permitted pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 with regard to certified residential and general appraisers, the board may give credit to an applicant for classroom hours of academic experience successfully completed prior to the board's prescription and definition of subjects pursuant to this subsection.
- (g) Examinations.--Examinations for certification shall be selected in accordance with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989. Examinations shall be prepared and administered by a qualified and approved professional testing organization in accordance with section 812.1 of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.
- (h) Guidelines and regulations.--(Deleted by amendment).
- (i) Real estate brokers as appraisers.--
- (1) Nothing in this section shall preclude a licensed real estate broker from also holding a license or certificate under subsection (a)(1) or (2) or (a.1).

- (2) All persons holding a broker/appraiser certificate under subsection (a)(3) shall be entitled to hold the certificate for the entire term and shall be entitled and subject to the privileges, obligations and renewals which accompany the certificate.

(Sec. 6 amended July 8, 2008, P.L.833, No.59, including adding subsections (a.1) and (i) and other amendments related to licensed appraiser trainees. Sec. 6 was also amended Oct. 9, 2008, P.L.1380, No.103 with corrective amendments.)

Section 7. Reciprocity.

The board shall have the power to grant a reciprocal certification to an applicant who is certified or licensed as an appraiser in another state and has demonstrated qualifications which equal or exceed those required pursuant to this act in the determination of the board, provided that no certificate shall be granted under this section to an applicant unless the state in which the applicant is certified or licensed affords reciprocal treatment to persons who are residents of this Commonwealth and who are certified pursuant to this act.

Section 8. Temporary practice.

As required by the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101-73, 103 Stat. 183), the board shall recognize on a temporary basis the certification or license of an appraiser issued by another state if:

- (1) the property to be appraised is part of a federally related transaction;
- (2) the appraiser's business is of a temporary nature; and
- (3) the appraiser registers with the board.

Section 9. Fees.

- (a) Imposition and increases.--All fees established pursuant to this act shall be fixed by the board by regulation and shall be subject to the act of June 25, 1982 (P.L.633, No.181), known as the Regulatory Review Act. If the revenues raised by fees, fines and civil penalties imposed pursuant to this act are not sufficient to meet expenditures over a two-year period, the board shall increase those fees by regulation so that the projected revenues will meet or exceed projected expenditures.
- (b) Additional increases.--If the Bureau of Professional and Occupational Affairs determines that the fees established by the board under subsection (a) are inadequate to meet the minimum enforcement efforts required by this act, then the bureau, after consultation with the board and subject to the Regulatory Review Act, shall increase the fees by regulation in an amount that adequate revenues are raised to meet the required enforcement effort.

- (c) Additional fees.--In addition to fees established pursuant to this act, the board is authorized to collect and transmit fees required pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101- 73, 103 Stat. 183).

Section 10. Certification renewal, licensure renewal and records.

- (a) Renewal term.--
 - (1) Except as provided under paragraph (2), renewal of certification or licensure shall be on a biennial basis for persons in good standing.
 - (2) The board may prescribe limitations on the number of times a licensed appraiser trainee may renew a license.
- (b) Continuing education for residential and general appraisers.-- The board shall by regulation require evidence of professional activity or continuing education as a condition of certification renewal of residential and general appraisers if, and only to the minimum extent, required pursuant to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101-73, 103 Stat. 183). No credit shall be given for any course in office management or practice building.
- (b.1) Continuing education for broker/appraisers.-- Broker/appraisers shall be subject to the same continuing education requirements for certification renewal as residential and general appraisers. The board shall have the power and authority to promulgate regulations to prescribe evidence of continuing education required for certification renewal pursuant to this section.
- (c) Records.--A record of all persons licensed as appraiser trainees and all persons certified as real estate appraisers in this Commonwealth shall be kept in the office of the board, shall be open to public inspection and copying upon payment of a nominal fee for copying the record and shall be accessible on the board's Internet website. Each certificateholder and licensee shall advise the board of the address of his or her principal place of business.

(Sec. 10 amended Oct. 9, 2008, P.L.1380, No.103)

Section 11. Disciplinary and corrective measures.

- (a) Authority of board.--The board may deny, suspend or revoke certificates or licenses, or limit, restrict or reprimand a certificateholder or licensee for any of the following causes:
 - (1) Procuring or attempting to procure a certificate or license or renewal of a certificate or license pursuant to this act by knowingly making a false statement, submitting false information or refusing to provide complete information in

response to a question in an application for certification or licensure or renewal of certification or licensure through any form of fraud or misrepresentation.

- (2) Failing to meet the minimum qualifications established by this act.
- (3) Paying, or offering to pay, any valuable consideration other than provided for by this act to any member or employee of the board to procure a certificate under this act.
- (4) Being convicted of or pleading guilty to a crime which is substantially related to the qualifications, functions and duties of a person developing real property appraisals and communicating real property appraisals to others.
- (5) Performing an act or omitting an act when such performance or omission involves dishonesty, fraud or misrepresentation with intent to substantially benefit the certificateholder or licensee in his profession or with the intent to substantially injure another person.
- (6) Violating any of the standards for the development or communication of real property appraisals as required pursuant to this act or the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101-73, 103 Stat. 183).
- (7) Failing or refusing, without good cause, to exercise reasonable diligence in developing an appraisal, preparing an appraisal report or communicating an appraisal.
- (8) Negligently or incompetently developing an appraisal, preparing an appraisal report or communicating an appraisal.
- (9) Willfully disregarding or violating any of the provisions of this act or the guidelines or regulations of the board for the administration and enforcement of the provisions of this act.
- (10) Accepting an appraisal assignment when the employment itself is contingent upon the appraiser's reporting a predetermined analysis or opinion, or where the fee to be paid for the performance of the appraisal assignment is contingent upon the opinion, conclusion or valuation reached, or upon the consequence resulting from the appraisal assignment.
- (11) Violating the confidential nature of records to which the appraiser gained access through employment or engagement as an appraiser.

- (12) Making the fee or compensation contingent upon an award or recovery in any case where the amount of the award or recovery would be affected by the appraisal.
 - (13) Basing the fee or compensation on a percentage of the final estimate of value.
 - (14) Contracting for or accepting compensation for appraisal services in the form of a commission, rebate, division of brokerage commissions or any other similar form.
 - (15) Having a license or certificate to perform appraisals suspended, revoked or refused by an appraisal licensure or certification authority of another state, territory or country, or receiving other disciplinary actions by the appraisal licensure or certification authority of another state, territory or country.
 - (16) Suspension or revocation of the right to practice by a Federal or State governmental agency.
 - (17) Having been found by a civil court of competent jurisdiction to have performed a fraudulent appraisal.
- (b) Board action.--When the board finds that the certificate or license, application for certification or licensure or renewal of certification or licensure of any person may be denied, revoked, restricted or suspended under the terms of subsection (a), the board may:
- (1) Deny the application for certification or licensure or for renewal of certification or licensure.
 - (2) Administer a public reprimand.
 - (3) Revoke, suspend, limit or otherwise restrict a certificate or license as determined by the board.
 - (4) Suspend enforcement of its findings thereof and place a certificateholder or licensee on probation with the right to vacate the probationary order for noncompliance.
 - (5) Restore a suspended certificate or license and impose any disciplinary or corrective measure which it might originally have imposed.
- (c) Hearing.--All actions of the board shall be taken subject to the right of notice, hearing and adjudication and the right of appeal therefrom in accordance with 2 Pa.C.S. (relating to administrative law and procedure). Appeals from actions of the board shall be taken to Commonwealth Court or to such other court as prescribed by law.

(Subsections (a) and (b) amended July 8, 2008, P.L.833, No.59)

Section 12. Reinstatement of certificate or license.

Unless ordered to do so by Commonwealth Court or an appeal therefrom, the board shall not reinstate the certificate or license of a person to practice as a certified real estate appraiser or as an appraiser trainee, pursuant to this act, which has been revoked. Any person whose certificate or license has been revoked may apply for reinstatement, after a period of at least five years, but must meet all of the certification or licensure qualifications of this act, including the examination requirement, if he or she desires to hold himself or herself out or to practice as a real estate appraiser pursuant to this act at any time after such revocation.

(Sec. 12 amended July 8, 2008, P.L.833, No.59)

Section 13. Reporting of multiple certification.

Any appraiser certified in this Commonwealth who is also certified or licensed to perform appraisals in any other state, territory or country shall report this information to the board on the biennial renewal application. Any disciplinary action taken in any other state, territory or country shall be reported to the board on the biennial renewal application, or within 90 days of disposition, whichever is sooner. Multiple licensure or certification shall be noted by the board on the certified appraiser's record, and such state, territory or country shall be notified by the board of any disciplinary actions taken against said certified appraiser in this Commonwealth.

Section 14. Surrender of suspended or revoked certificate or license.

The board shall require a person whose certificate or license has been suspended or revoked to return the certificate or license in such manner as the board directs. Failure to do so shall be a misdemeanor of the third degree.

(Sec. 14 amended July 8, 2008, P.L.833, No.59)

Section 15. Penalties.

- (a) Criminal penalties.--A person who violates this act commits a misdemeanor of the third degree and shall, upon conviction, be sentenced to pay a fine of up to \$1,000 or to imprisonment for not more than 90 days, or both.
- (b) Civil penalty.--In addition to any other civil remedy or criminal penalty provided for in this act, the board, by a vote of the majority of the maximum number of the authorized membership of the board as provided by law, or by a vote of the majority of the duly qualified and confirmed membership or a minimum of three members, whichever is greater, may levy a civil penalty of up to \$10,000 on any certificateholder or licensee who violates any provision of this act or any noncertificateholder who holds himself out as a real estate appraiser in this Commonwealth or who performs an appraisal for which certification or licensure is required under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Public Law 101-73, 103 Stat.

183) an appraisal in any federally related or nonfederally related transaction or any other appraisal. The board shall levy this penalty only after affording the accused party the opportunity for a hearing, as provided in 2 Pa.C.S. (relating to administrative law and procedure).

- (c) Disposition.--All fines and civil penalties imposed in accordance with this section shall be paid into the Professional Licensure Augmentation Account.

(Subsection (b) amended July 8, 2008, P.L.833, No.59)

Compiler's Note: Section 1 of Act 25 of 2009, (July 17,2009 P.L. 95), Section 1, amended section 5 of that act and authorizes boards and commissions within the Bureau of Professional and Occupational Affairs under their respective practice acts to levy a civil penalty of not more than \$10,000 per violation on "... any licensee, registrant, certificate holder, permit holder or unlicensed person who violates a lawful disciplinary order of the board[;] any licensee, registrant, certificate holder, permit holder or unlicensed person who aids and abets the unlicensed practice of a profession, occupation or business[;] any corporation, partnership, institution, association or sole proprietorship which aids and abets any individual in the unlicensed practice of a profession[; and] any licensee, registrant, certificate holder, permit holder or unlicensed person who violates any provision of the applicable licensing act or board regulation.

Section 3(23) of Act 25 of 2009 provided that section 15(b) is repealed insofar as it is inconsistent with the amendment of section 5.

Section 16. Subpoenas.

- (a) Power to issue.--The board shall have the authority to issue subpoenas, upon application of an attorney responsible for representing the Commonwealth in disciplinary matters before the board, for the purpose of investigating alleged violations of the disciplinary provisions administered by the board. The board shall have the power to subpoena witnesses, to administer oaths, to examine witnesses and to take such testimony or compel the production of such books, records, papers and documents as it may deem necessary or proper in, and pertinent to, any proceeding, investigation or hearing held or had by it. Client records may not be subpoenaed without consent of the client or without order of a court of competent jurisdiction on a showing that the records are reasonably necessary for the conduct of the investigation. The court may impose such limitations on the scope of the subpoena as are necessary to prevent unnecessary intrusion into client confidential information. The board is authorized to apply to Commonwealth Court to enforce its subpoenas.

- (b) Notification of board.--An attorney responsible for representing the Commonwealth in disciplinary matters before the board shall notify the board immediately upon receiving notification of an alleged violation of this act. The board shall maintain current records of all reports of alleged violations and periodically review the records for the purpose of determining that each alleged violation has been resolved in a timely manner.

Section 17. Injunctive relief.

- (a) Injunction.--A violation of section 3 may be enjoined by the courts upon petition of the secretary or the board. In any proceeding under this section, it shall not be necessary to show that any person is individually injured by the actions complained of. If the court finds that the respondent has violated section 3, it shall enjoin him or her from so practicing or holding himself or herself out until he or she has been duly certified. Procedure in such cases shall be the same as in any other injunction suit.
- (b) Remedy cumulative.--The injunctive remedy provided in this section shall be in addition to any other civil or criminal prosecution and punishment.

Section 18. Scope of practice.

Persons who are certified as residential real estate appraisers and general real estate appraisers under this act shall also have authority to perform real estate appraisals in nonfederally related transactions appropriate to their certification classification. Brokers/appraisers shall continue to have authority to perform real estate appraisals in nonfederally related transactions.

(Sec. 18 amended July 2, 1996, P.L.460, No.71)

Section 19. Appropriation.

The sum of \$85,000, or as much thereof as may be necessary, is hereby appropriated from the Professional Licensure Augmentation Account within the General Fund to the Bureau of Professional and Occupational Affairs in the Department of State for the payment of costs of processing certificates and renewals, for the operation of the board and for other general costs of the bureau operations relating to this act. The appropriation granted shall be repaid by the board within six years of the beginning of issuance of certificates by the board.

Section 20. Effective date.

This act shall take effect immediately.

**Title 63 P.S. Professions and Occupations
(State Licensed)**

Chapter 13D. Assessors Certification Act

458.1. Short title. **1992, April 16, P.L. 155, No. 28,
§ 1, imd. effective.**

This act shall be known and may be cited as the Assessors Certification Act.

NOTE

Title of Act:

An Act providing for the certification and recertification of assessors; establishing eligibility and training requirements; defining the powers and duties of the State Board of Certified Real Estate Appraisers relating to training, certification and recertification of assessors; and authorizing the board to establish fees. 1992, April 16, P.L. 155, No. 28.

458.2. Definitions. **1992, April 16, P.L. 155, No. 28,
§ 2, imd. effective.**

The following words and phrases when used in this act shall have the meanings given to them in this section unless the context clearly indicates otherwise:

"Assessor." Any person responsible for the valuation of real property for ad valorem taxation purposes.

"Board." The State Board of Certified Real Estate Appraisers.

"Certified Pennsylvania Evaluator." An individual who has completed a minimum of 90 hours of basic courses of study covering the appraisal assessing profession and has successfully completed a comprehensive examination covering all phases of the appraisal process and the assessment function established by the assessment statutes of this Commonwealth.

"Commissioner." The Commissioner of Professional and Occupational Affairs in the Department of State.

"Revaluation company." A mass appraisal company.

458.3. Regulations. **1992, April 16, P.L. 155, No. 28,
§ 3, imd. effective.**

The board may promulgate rules and regulations consistent with the statutes of this Commonwealth to administer and enforce the provisions of this act.

458.4. Duties of board. **1992, April 16, P.L. 155, No. 28,
§ 4, imd. effective.**

- (a) Certification of assessors.--It shall be the duty of the board to certify all assessors in this Commonwealth. Any assessor employed on or before March 16, 1992, but not holding the title of Certified Pennsylvania Evaluator shall have three years from the effective date of employment as an assessor to obtain

certification by the board. Any assessor employed after March 16, 1992, shall obtain certification within a period of three years from the effective date of employment as an assessor.

- (b) Qualification of revaluation company personnel.--Any person employed by a revaluation company who is directly responsible for the valuation of real property shall have met the educational requirements of this act or successfully completed educational courses equal to the minimum qualifications established by the board. Failure to meet the requirements contained in this section will prohibit that person from determining the value of real property in this Commonwealth.
- (c) Biennial renewal of certificates.--Renewal of certification shall occur on a biennial basis commencing with the 1993 renewal cycle administered by the board for other professional certification renewals.
- (d) Continuing education.--An assessor applying for renewal of certification shall submit proof to the board that, during the two years immediately preceding renewal, the assessor has satisfactorily completed a minimum of 20 hours of continuing education relating to assessment and appraisal practices, provided that, for the 1993 renewal, an assessor shall be required to complete only ten hours of continuing education. The board shall approve continuing education courses and providers pursuant to regulations promulgated by the board.

458.5. Qualifications. 1992, April 16, P.L. 155, No. 28, § 5, imd. effective.

- (a) General rule.--All assessors in this Commonwealth shall meet the requirements enumerated in subsection (b).
- (b) Requirements.--An applicant shall meet the following requirements:
 - (1) The applicant shall have a high school diploma, or its equivalent, or two years of assessing experience.
 - (2) The applicant shall be at least 18 years of age.
 - (3) The applicant shall be a resident of this Commonwealth for at least six months.
 - (4) The applicant shall 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. At the discretion of the county commissioners, the county may reimburse county assessors for the costs of completing the courses of study required by this subsection.

458.6. Certification. 1992, April 16, P.L. 155, No. 28, § 6, imd. effective.

- (a) Requirement.--All assessors in this Commonwealth shall be certified under this act.
- (b) Application.--Application for certification shall be made to the board by completion of the board's prescribed application form and shall be accompanied by the appropriate fee established by the board.
- (c) Examination.--Applicants shall successfully complete a comprehensive examination covering all phases of the appraisal process and the assessment function established by the assessment statutes of this Commonwealth. Any such examination shall be prepared and administered by a qualified and approved professional testing organization in accordance with section 812.1 of the act of April 9, 1929 (P.L. 177, No. 175), known as The Administrative Code of 1929. [FN1]
- (d) Certification.--Upon successful completion of the comprehensive examination, the board shall issue a Certified Pennsylvania Evaluator's Certificate to the applicant. A certificate shall be valid for two years or until the next re-newal cycle administered by the board for other professional certification renewals, whichever occurs earlier.
- (e) Licensure.--Nothing in this act shall relieve any individual or company from any otherwise applicable legal obligation to be licensed as a real estate broker pursuant to the act of February 19, 1980 (P.L. 15, No. 9), known as the Real Estate Licensing and Registration Act, or to be certified as a certified State real estate appraiser under the act of July 10, 1990 (P.L. 404, No. 98), known as the Real Estate Appraisers Certification Act.

458.7. Disciplinary and correction measures. 1992, April 16, P.L. 155, No. 28, § 7, imd. effective.

- (a) Authority of board.--The board may deny, suspend or revoke certificates or limit, restrict or reprimand a certificate holder for any of the following causes:
 - (1) Procuring or attempting to procure a certificate or renewal of a certificate pursuant to this act by knowingly making a false statement, submitting false information or refusing to provide complete information in response to a question in an application for certification or renewal.
 - (2) Failing to meet the minimum qualifications established by this act.
 - (3) Paying or offering to pay any valuable consideration other than provided for by this act to any member or employee of the board to procure a certificate or renewal of a certificate under this act.

- (4) Being convicted of or pleading guilty to a crime which is substantially related to the qualifications, functions and duties of a person developing real property assessments.
 - (5) Performing an act or omitting an act when such performance or omission involves dishonesty, fraud or misrepresentation with intent to substantially benefit the certificate holder in his profession or with the intent to substantially injure another person.
 - (6) Violating any of the standards of professional conduct for real property assessment as adopted by the board by regulation.
 - (7) Failing or refusing, without good cause, to exercise reasonable diligence in developing an assessment or preparing an assessment report.
 - (8) Negligently or incompetently developing an assessment or preparing an assessment.
 - (9) Willfully disregarding or violating any of the provisions of this act or the regulations of the board for the administration and enforcement of the provisions of this act.
 - (10) Violating the confidential nature of records to which the assessor gained access through employment or engagement as an assessor.
 - (11) Having an assessor's license or certificate suspended, revoked or refused or receiving other disciplinary action by a licensing or certification authority of another state, territory or country.
- (b) Board action.--When the board finds that the certification or application for certification or renewal of a person should be denied, revoked, restricted or suspended under the terms of subsection (a), the board may:
- (1) Deny the application for certification or renewal.
 - (2) Administer a public reprimand.
 - (3) Revoke, suspend, limit or otherwise restrict a certificate as determined by the board.
 - (4) Suspend enforcement of its findings and place a certificate holder on probation with the right to vacate the probationary order for noncompliance.
 - (5) Restore a suspended certification and impose any disciplinary or corrective measure which it might originally have imposed.

458.8. Unlawful practice. 1992, April 16, P.L. 155, No. 28, § 8, imd. effective.

- (a) Prohibition.--A person may not perform valuations of real property for ad valorem tax purposes, except as pro-vided by the three-year grace period under section 4(a), unless the person is currently certified by the board as a Certified Pennsylvania Evaluator.
- (b) Penalty.--A person who intentionally violates subsection (a) commits a misdemeanor of the third degree and shall, upon conviction, be sentenced to pay a fine of \$2,500 or to imprisonment for not more than one year, or both.
- (c) Injunction.--A violation of subsection (a) may be enjoined by the courts upon petition of the commissioner or the board. In any proceeding under this section, it shall not be necessary to show that any person is individually in-jured by the actions complained of. If the court finds that the respondent has violated subsection (a), it shall enjoin him or her from so practicing or holding himself or herself out until he or she has been duly certified. Procedure in such cases shall be the same as in any other injunctive suit.
- (d) Remedy cumulative.--The injunctive remedy provided in this section shall be in addition to any other civil or criminal prosecution and punishment.
- (e) Civil penalty.--In addition to any other civil remedy or criminal penalty provided in this act, the board, by a vote of the majority of the maximum number of the authorized membership of the board as provided by law or by a vote of the majority of the duly qualified and confirmed membership or a minimum of three members, whichever is greater, may levy a civil penalty of up to \$1,000 on any current certificate holder who violates any provision of this act or on any person who holds himself or herself out as a Certified Pennsylvania Evaluator or performs valuations of real property for ad valorem tax purposes for which certification as a Certified Pennsylvania Evaluator is required without being so certified pursuant to this act. The board shall levy this penalty only after affording the accused par-ty the opportunity for a hearing, as provided in 2 Pa.C.S. (relating to administrative law and procedure).

458.9. Fees. 1992, April 16, P.L. 155, No. 28, § 9, imd. effective.

The board shall establish by regulation such fees as it deems necessary for applications, examinations, certifications and renewals authorized by this act or by regulations promulgated by the board.

458.10. Disposition of fees. 1992, April 16, P.L. 155, No. 28, § 10, imd. effective.

All fees collected under this act shall be deposited in the Professional Licensure Augmentation Account.

458.11. Nonapplicability. 1992, April 16, P.L. 155, No. 28, § 11, imd. effective. Amended 2004, Nov. 19, P.L. 834, No. 100, § 1, effective Jan. 18, 2005.

This act shall not apply to counties of the first class.

Act 2004-100 legislation

Sections 2 and 3 of 2004, Nov. 19, P.L. 834, No. 100, effective Jan. 18, 2005, provide:

“§ 2. Assessors who are employees of a county of the second class prior to the effective date of this section shall have three years from such effective date to become certified as required by the act.

“§ 3. The provisions of this act are severable. If any provision of this act or its application to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this act which can be given effect without the invalid provision or application.”

458.12. Implementation. 1992, April 16, P.L. 155, No. 28, § 12, imd. effective.

In order to facilitate the speedy implementation of this act, the board shall have the power and authority to promulgate, adopt and use guidelines, including the authority to prescribe the examination and other qualifications required for certification and renewal under this section. Such guidelines shall be published in the Pennsylvania Bulletin. The guidelines shall not be subject to review under section 205 of the act of July 31, 1968 (P.L. 769, No. 240), referred to as the Commonwealth Documents Law, sections 204(b) and 301(10) of the act of October 15, 1980 (P.L. 950, No. 164), known as the Commonwealth Attorneys Act, or the act of June 25, 1982 (P.L. 633, No. 181), known as the Regulatory Review Act, and shall be effective for a period not to exceed two years from the effective date of this act. After the expiration of the two-year period, the guidelines shall expire and shall be replaced by regulations which shall have been promulgated, adopted and published as provided by law.

458.13. Holders of valid certification. 1992, April 16, P.L. 155, No. 28, § 13, imd. effective.

Any person who, on the effective date of this act, holds a valid certificate issued by the State Tax Equalization Board under the act of December 17, 1986 (P.L. 1675, No. 192), known as the Assessors Certification Act, prior to the effective date of this act shall on and after the effective date of this act be deemed to be certified by the State Board of Certified Real

Estate Appraisers as provided in this act, provided that such certification shall expire commencing with the 1993 renewal cycle administered by the board for other professional certification renewals unless renewed in accordance with this act.

458.14. Ratification of action. 1992, April 16, P.L. 155, No. 28, § 14, imd. effective.

All actions taken by the State Tax Equalization Board relative to the administration of the provisions of the expired act of December 17, 1986 (P.L. 1675, No. 192), known as the Assessors Certification Act, between March 17, 1992, and the effective date of this act are hereby ratified and validated.

458.15. Construction of act. 1992, April 16, P.L. 155, No. 28, § 15, imd. effective.

This act shall be construed as a continuation of the act of December 17, 1986 (P.L. 1675, No. 192), known as the Assessors Certification Act.

458.16. Retroactivity. 1992, April 16, P.L. 155, No. 28, § 16, imd. effective.

This act shall be retroactive to March 17, 1992.



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