

HB 1988 -- Real Estate Appraisers and Appraisal Management Companies

Sponsor: Brandom

This bill changes the laws regarding real estate appraisers and appraisal management companies. In its main provisions, the bill:

(1) Renames the Missouri Certified and Licensed Real Estate Appraisers Act the Missouri Certified and Licensed Real Estate Appraisers and Appraisal Management Company Regulation Act;

(2) Prohibits a person from engaging in the business as an appraisal management company, engaging to perform appraisal management services, or holding themselves out as being an appraisal management company without first obtaining a registration issued by the Missouri Real Estate Appraisers Commission within the Department of Insurance, Financial Institutions and Professional Registration;

(3) Requires the commission to maintain a registry of the names and addresses of appraisal management companies and to establish by rule the requirements for obtaining a license as an appraisal management company;

(4) Renames the Missouri Real Estate Appraisers Fund to the Missouri Real Estate Appraisers and Appraisal Management Company Fund;

(5) Exempts an appraisal management company from specified licensing and examination requirements;

(6) Removes the provision requiring the signature of the chairman of the commission and a certificate or assigned license number to be on each certificate or license;

(7) Requires each appraisal management company to disclose its license number on every engagement letter utilized in assigning an appraisal request for assignments within the state;

(8) Exempts an appraisal management company from the requirement that a certificate or license can only be issued to a natural person;

(9) Requires an appraisal management company to notify the commission within 30 days of any change in its controlling person, agent of record, ownership composition, or address;

(10) Authorizes the commission to cause complaints to be filed

with the Administrative Hearing Commission against a state-licensed appraisal management company that is a legal entity other than a natural person;

(11) Requires all appraisal management company records to be retained for five years and made promptly available to the commission for inspection and copying;

(12) Specifies that it will be a class B misdemeanor for any company or controlling person to practice any deception or fraud in its identity in connection with an application or holding out to the public or representation as a licensed appraisal management company when it is not;

(13) Requires the commission to take all action necessary to be able to issue licenses to qualified applicants seeking a license as an appraisal management company; and

(14) Repeals Sections 339.1100 to 339.1240, RSMo, regarding the Missouri Appraisal Management Company Registration and Regulation Act.