

House Committee _____ Amendment NO. _____

Offered By

1 AMEND House Bill No. 838, Page 1, Section A, Line 2, by inserting after all of said section the
2 following:

3 "339.501. 1. Beginning July 1, 1999, it shall be unlawful for any person in this state to act as
4 a real estate appraiser, or to directly or indirectly, engage or assume to engage in the business of real
5 estate appraisal or to advertise or hold himself or herself out as engaging in or conducting such
6 business without first obtaining a license or certificate issued by the Missouri real estate appraisers
7 commission as provided in sections 339.500 to 339.549.

8 2. Except for licenses issued to appraisal management companies under section 339.511, no
9 license or certificate shall be issued pursuant to sections 339.500 to 339.549 to a partnership,
10 association, corporation, firm or group; except that, nothing in this section shall preclude a
11 state-licensed or state-certified real estate appraiser from rendering appraisals for, or on behalf of, a
12 partnership, association, corporation, firm or group, provided the appraisal report is prepared by, or
13 under the immediate personal direction of the state-licensed or state-certified real estate appraiser
14 and is reviewed and signed by such state-licensed or state-certified appraiser.

15 3. Any person who is not state licensed or state certified pursuant to sections 339.500 to
16 339.549 may assist a state-licensed or state-certified real estate appraiser in the performance of an
17 appraisal; provided that, such person is personally supervised by a state-licensed or state-certified
18 appraiser and provided further that any appraisal report rendered in connection with the appraisal is
19 reviewed and signed by the state-licensed or state-certified real estate appraiser.

20 4. Nothing in sections 339.500 to 339.549 shall abridge, infringe upon or otherwise restrict
21 the right to use the term "certified ad valorem tax appraiser" or any similar term by persons
22 performing ad valorem tax appraisals.

23 5. The provisions of sections 339.500 to 339.549 shall not be construed to require a license
24 or certificate for:

25 (1) Any person, partnership, association or corporation who, as owner, performs appraisals
26 of property owned by such person, partnership, association or corporation;

27 (2) Any licensed real estate broker or salesperson who prepares a comparative market
28 analysis or a broker price opinion;

29 (3) Any employee of a local, state or federal agency who performs appraisal services within
30 the scope of his or her employment; except that, this exemption shall not apply where any local, state
31 or federal agency requires an employee to be registered, licensed or certified to perform appraisal
32 services;

33 (4) Any employee of a federal or state-regulated lending agency or institution;

34 (5) Any agent of a federal or state-regulated lending agency or institution in a county of third
35 or fourth classification;

36 (6) Any person employed by the property owner or agent of the owner to represent that

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1 owner in any proceeding appealing the assessment of the owner's property before any board of
2 equalization as authorized under chapter 138."; and

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4 Further amend said bill, Page 2, Section 621.035, Line 20, by deleting all of said line and inserting in
5 lieu thereof the following words, "any other tax-related matter, an individual or business may be
6 represented by a tax"; and

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8 Further amend said bill by amending the title, enacting clause, and intersectional references
9 accordingly.