

Department of Legislative Services
Maryland General Assembly
2025 Session

FISCAL AND POLICY NOTE
Third Reader - Revised

House Bill 1021
Economic Matters

(Delegates Taylor and Holmes)

Finance

Real Estate Appraisers - Licensure and Certification - Qualifications

This bill prohibits the State Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors from requiring an applicant to hold a bachelor's degree or higher to qualify for licensure as a real estate appraiser or certification as a residential real estate appraiser. The bill's prohibition does not apply to an applicant seeking certification as a general real estate appraiser.

Fiscal Summary

State Effect: The commission can implement the bill's requirements with existing resources. Revenues are likely not materially affected.

Local Effect: None.

Small Business Effect: Minimal.

Analysis

Current Law: Generally, an individual must be licensed or certified by the State Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors in the Maryland Department of Labor before the individual may provide real estate appraisal services or certified real estate appraisal services, respectively, in the State.

Statute requires that, in addition to other requirements, an applicant for initial licensure or certification must have completed at least 1,000 or 1,500 hours (respectively) of real estate appraiser services as a trainee under the supervision of a certified appraiser. Regulations

specify these requirements must be completed over a period of at least 6 months for licensure and 12 months for certification.

A bachelor's degree is not required to become a licensed real estate appraiser. Additionally, while not a requirement, a certified residential real estate appraiser *may* meet examination eligibility requirements by holding a bachelor's degree or higher (in addition to meeting required classroom hours). However, regulations require a bachelor's degree or higher for certified general real estate appraisers.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Maryland Department of Labor; Department of Legislative Services

Fiscal Note History: First Reader - February 17, 2025
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