

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2025

Legislative Document

No. 1514

H.P. 998

House of Representatives, April 8, 2025

An Act to Change the Laws Regarding Real Estate Appraisers

Reference to the Committee on Labor suggested and ordered printed.

A handwritten signature in cursive script that reads "Robert B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative ROBERTS of South Berwick.
Cosponsored by Senator BRADSTREET of Kennebec and
Representatives: ARATA of New Gloucester, DOUDERA of Camden, DUCHARME of
Madison, FLYNN of Albion, LAVIGNE of Berwick, MASTRACCIO of Sanford,
O'HALLORAN of Brewer.

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 32 MRSA §14011, sub-§2, as amended by PL 2007, c. 402, Pt. GG, §3, is further amended to read:

2. Members. The board consists of 7 members appointed by the Governor. Each member must be a resident of this State. The board consists of:

~~A. Two public members as defined in Title 5, section 12004-A~~ members who are actively engaged in the business of banking, including lending for the purpose of buying real property, or consumers of appraisals in the regular course of their business; and

B. Five members who hold valid appraiser licenses, including at least one member who holds a certified general license and one member who is a licensed residential appraiser at the time of the member's initial appointment.

Sec. 2. 32 MRSA §14037, sub-§1, as enacted by PL 2005, c. 518, §8, is amended to read:

1. Scope of license. For federally related transactions, a residential real property appraiser license entitles the holder to appraise noncomplex residential property of one to 4 units having a transaction value of less than \$1,000,000 and complex residential property of one to 4 units having a transaction value of less than ~~\$250,000~~ \$400,000. For purposes of this section, "complex residential property of one to 4 units" means property that is atypical based on the nature of the property, the form of ownership or the market conditions. For nonfederally related transaction appraisals, "transaction value" means market value. A residential real property appraiser license entitles the holder to appraise vacant or unimproved land that is used for one to 4 family purposes or for which the highest and best use is for one to 4 family purposes. A residential real property appraiser license does not entitle the holder to appraise subdivisions for which a development analysis and appraisal is necessary.

Sec. 3. Transition. Notwithstanding the Maine Revised Statutes, Title 32, section 14011, subsection 2, a member of the Board of Real Estate Appraisers serving on the effective date of this Act continues to serve until the expiration of that member's term.

SUMMARY

This bill amends the qualifications for certain members of the Board of Real Estate Appraisers. It also amends the scope of license provisions for residential real property appraisers.