

ASSEMBLY BILL NO. 292—ASSEMBLYMEN HORNE; DALY,
DONDERO LOOP, FLORES, FRIERSON, OHRENSCHALL AND
SEGERBLOM

MARCH 16, 2011

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions governing real estate appraisal.
(BDR 54-803)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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EXPLANATION – Matter in **bolded italics** is new; matter between brackets **fomitted-material** is material to be omitted.

AN ACT relating to real estate appraisal; limiting certain
exemptions from provisions governing real estate
appraisal; and providing other matters properly relating
thereto.

Legislative Counsel's Digest:

Existing law exempts from the provisions governing real estate appraisal any person who provides an assessment of the value of real property in connection with an eminent domain proceeding. (NRS 645C.150) Accordingly, such a person currently is not subject to regulation by the Real Estate Division of the Department of Business and Industry or the Commission of Appraisers of Real Estate for any acts relating to any real property appraisal conducted in connection with a judicial proceeding for eminent domain. This bill has the effect of making licensed appraisers, certified appraisers and appraisers who hold a certificate or license issued by another jurisdiction and who have received a permit to conduct an appraisal of real property in this State subject to the provisions governing real estate appraisal even when providing an assessment of the value of real property in connection with a judicial proceeding for eminent domain.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. NRS 645C.150 is hereby amended to read as follows:
645C.150 The provisions of this chapter do not apply to:



* A B 2 9 2 *

1 1. A federal or state employee, or an employee of a local
2 government, who prepares or communicates an appraisal as part of
3 his or her official duties, unless a license or certificate is required as
4 a condition of that employment.

5 2. A person appointed to evaluate real estate pursuant to
6 chapter 152 of NRS or NRS 269.125, except as required by the
7 appointing judge.

8 3. A board of appraisers acting pursuant to NRS 269.135.

9 4. A person licensed pursuant to chapter 645 or 684A of NRS,
10 or certified pursuant to chapter 645D of NRS, while performing an
11 act within the scope of his or her license or certificate.

12 5. A person who makes an evaluation of real estate as an
13 incidental part of his or her employment for which special
14 compensation is not provided, if that evaluation is only provided to
15 the person's employer for internal use within the place of his or her
16 employment.

17 6. A person , *other than a licensed appraiser, certified*
18 *appraiser or person who has received a permit to conduct an*
19 *appraisal pursuant to NRS 645C.363*, who makes an assessment of
20 the value of property in connection with a judicial proceeding for
21 eminent domain brought pursuant to chapter 37 of NRS.

