

Amendment No. 283

Assembly Amendment to Assembly Bill No. 292

(BDR 54-803)

Proposed by: Assembly Committee on Commerce and Labor**Amends:** Summary: Yes Title: Yes Preamble: No Joint Sponsorship: No Digest: Yes

ASSEMBLY ACTION				Initial and Date	SENATE ACTION				Initial and Date
Adopted	☐	Lost	☐	_____	Adopted	☐	Lost	☐	_____
Concurred In	☐	Not	☐	_____	Concurred In	☐	Not	☐	_____
Receded	☐	Not	☐	_____	Receded	☐	Not	☐	_____

EXPLANATION: Matter in (1) ***blue bold italics*** is new language in the original bill; (2) ***green bold italic underlining*** is new language proposed in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) ~~orange double underlining~~ is deleted language in the original bill that is proposed to be retained in this amendment; and (6) ***green bold underlining*** is newly added transitory language.

JMM/MSN



Date: 4/18/2011

A.B. No. 292—Revises provisions governing real estate appraisal. (BDR 54-803)



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);~~
judicial proceedings for eminent domain. (BDR 3-803)

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 ~~omitted material~~ is material to be omitted.

AN ACT relating to ~~real estate appraisal; limiting certain exemptions from~~
~~provisions governing real estate appraisal;~~ **eminent domain;**
prohibiting an appraiser from using certain appraisal reports to
evaluate real property in a judicial proceeding for eminent
domain; 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. **This bill prohibits an appraiser from using a Restricted Use Appraisal Report to determine, establish or assess the nature, value, quality or use of real property in 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:~~
~~1. A federal or state employee, or an employee of a local government, who~~
~~prepares or communicates an appraisal as part of his or her official duties, unless a~~
~~license or certificate is required as a condition of that employment.~~
~~2. A person appointed to evaluate real estate pursuant to chapter 152 of NRS~~
~~or NRS 269.125, except as required by the appointing judge.~~

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

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

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

~~6. A person, other than a licensed appraiser, certified appraiser or person who has received a permit to conduct an appraisal pursuant to NRS 645C.363, who makes an assessment of the value of property in connection with a judicial proceeding for eminent domain brought pursuant to chapter 37 of NRS.~~ **(Deleted by amendment.)**

Sec. 2. Chapter 37 of NRS is hereby amended by adding thereto a new section to read as follows:

An appraiser shall not use a Restricted Use Appraisal Report which is prepared in accordance with the Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Standards Board of The Appraisal Foundation to determine, establish or assess the nature, value, quality or use of real property in a judicial proceeding for eminent domain brought pursuant to this chapter.