

ASSEMBLY BILL NO. 204—COMMITTEE
ON COMMERCE AND LABOR

MARCH 5, 2013

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions governing appraisers of real estate. (BDR 54-978)

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 appraisers of real estate; restricting the use in an appraisal of information relating to the sale of certain distressed properties; requiring an appraiser to maintain an office in this State; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Section 1 of this bill prohibits an appraiser of real estate from including a foreclosure sale or a sale in lieu of a foreclosure sale as a comparable sale in an appraisal unless no other relevant sale is available to be included.

Existing law requires an appraiser of real estate to maintain a principal office for the transaction of his or her business. (NRS 645C.400) **Section 2** of this bill requires an appraiser to maintain an additional office in this State if the appraiser's principal office is not in this State.

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

Section 1. Chapter 645C of NRS is hereby amended by adding thereto a new section to read as follows:

Except as otherwise required by federal law or regulation, an appraiser shall not include as a comparable sale in an appraisal:

1. A sale of property which was the subject of a foreclosure sale, as defined in subsection 4 of NRS 40.462; or

2. A sale in lieu of a foreclosure sale, as defined in NRS 40.4634,



1 *↪ unless no relevant sale other than those described in*
2 *subsections 1 and 2 is available to be included as a comparable*
3 *sale in the appraisal.*

4 **Sec. 2.** NRS 645C.400 is hereby amended to read as follows:

5 645C.400 1. An appraiser shall maintain a principal office
6 *and, if the principal office is not in this State, an additional office*
7 *in this State* for the transaction of his or her business as an
8 appraiser. If the appraiser maintains *an* additional ~~offices~~ *office* in
9 this state, he or she must obtain a duplicate certificate or license
10 from the Division for each additional office. The appraiser shall
11 display the certificate or license conspicuously in each of the
12 offices.

13 2. An appraiser shall give written notice to the Division and
14 surrender his or her certificate or license within 10 days after any
15 change in the name of his or her business or the location of an
16 office. Upon the surrender of the certificate or license and the
17 payment of the appropriate fee, the Division shall issue a certificate
18 or license valid for the remaining period of the original certificate or
19 license.

20 3. An appraiser shall maintain a record of each appraisal he or
21 she prepares for not less than 5 years after completion of the
22 appraisal, and notify the Division of the location where the record is
23 stored and of any change in that location.

24 4. Failure to give any notice pursuant to this section is cause
25 for the revocation or suspension of the certificate or license or
26 placement of the certificate or license on inactive status.

27 **Sec. 3.** 1. This section and section 1 of this act become
28 effective on July 1, 2013.

29 2. Section 2 of this act becomes effective on October 1, 2013.

