

SENATE No. 131

The Commonwealth of Massachusetts

PRESENTED BY:

Cynthia S. Creem

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act providing consumers with equal protection for all real estate appraisals.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Cynthia S. Creem</i>	<i>First Middlesex and Norfolk</i>
<i>Ann-Margaret Ferrante</i>	<i>5th Essex</i>
<i>David Paul Linsky</i>	<i>5th Middlesex</i>
<i>Thomas J. Calter</i>	<i>12th Plymouth</i>
<i>Carolyn C. Dykema</i>	<i>8th Middlesex</i>
<i>James Arciero</i>	<i>2nd Middlesex</i>
<i>Barbara A. L'Italien</i>	<i>Second Essex and Middlesex</i>
<i>Thomas A. Golden, Jr.</i>	<i>16th Middlesex</i>
<i>Sean Garballey</i>	<i>23rd Middlesex</i>
<i>Sarah K. Peake</i>	<i>4th Barnstable</i>
<i>David T. Vieira</i>	<i>3rd Barnstable</i>

SENATE No. 131

By Ms. Creem, a petition (accompanied by bill, Senate, No. 131) of Cynthia S. Creem, Ann-Margaret Ferrante, David Paul Linsky, Thomas J. Calter and other members of the General Court for legislation to provide consumers with equal protection for all real estate appraisals. Consumer Protection and Professional Licensure.

The Commonwealth of Massachusetts

**In the One Hundred and Eighty-Ninth General Court
(2015-2016)**

An Act providing consumers with equal protection for all real estate appraisals.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Chapter 112 of the General Laws is hereby amended by striking Section 174 and
2 inserting in its place the following:-

3 Section 174. A. No person, other than a state-certified general real estate appraiser, state
4 certified residential real estate appraiser or state-licensed real estate appraiser, shall assume or
5 use that respective title or any title, designation, or abbreviation likely to create the impression of
6 certification or licensing as a real estate appraiser by the commonwealth.

7 Except as provided in Section 174B, it shall be unlawful for a person to prepare, for a fee
8 or other valuable consideration, an appraisal or appraisal report relating to real estate or real
9 property in this state without first obtaining a real estate appraisal license or certification.

10 B. The provisions of sections one hundred and seventy-three to one hundred and ninety-
11 nine, inclusive, shall not apply to a real estate broker or salesperson or to a certified public

12 accountant or business broker who, in the ordinary course of business, gives an opinion of the
13 price of real estate for the purpose of a prospective listing, purchase, sale, or business
14 valuation, provided, however, that such opinion of the price shall not be referred to as an
15 appraisal.

16 This Act shall take effect on January 1, 2016.