

HOUSE No. 314

The Commonwealth of Massachusetts

PRESENTED BY:

Nicholas A. Boldyga

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 amending real estate appraiser record retention requirements.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Nicholas A. Boldyga</i>	<i>3rd Hampden</i>	<i>2/17/2021</i>
<i>Kay Khan</i>	<i>11th Middlesex</i>	<i>3/2/2021</i>
<i>David F. DeCoste</i>	<i>5th Plymouth</i>	<i>3/2/2021</i>
<i>Michael P. Kushmerek</i>	<i>3rd Worcester</i>	<i>3/12/2021</i>

HOUSE No. 314

By Mr. Boldyga of Southwick, a petition (accompanied by bill, House, No. 314) of Nicholas A. Boldyga and others relative to real estate appraiser record retention requirements. Consumer Protection and Professional Licensure.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act amending real estate appraiser record retention requirements.

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

1 SECTION 1. Section 193 of Chapter 112 of the General Laws as appearing in the 2018
2 Official Edition is hereby amended by striking out the first and second paragraphs and inserting
3 in place thereof the following two paragraphs: -

4 Each state certified general, state certified residential, or state licensed real estate
5 appraiser must retain originals or true copies of all written contracts engaging his services for
6 real property appraisal work and all reports and supporting data assembled and formulated by the
7 appraiser in preparing such reports for a period as set forth in the Record Keeping Rule of the
8 Uniform Standards of Professional Appraisal Practice as developed by the Appraisal Standards
9 Board of the Appraisal Foundation.

10 All records required to be maintained under the provisions of this section shall be made
11 available by the state-certified or state-licensed real estate appraiser for inspection and copying
12 by the board on reasonable notice to the appraiser.

- 13 SECTION 2. The title of Section 193 of Chapter 112 is replaced as follows: - Record
- 14 Retention Requirements.
- 15 SECTION 3. This act shall take effect upon passage.