

**SENATE . . . . . No. 147**

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

*Cynthia Stone 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 Stone Creem</i>	<i>Norfolk and Middlesex</i>	
<i>Josh S. Cutler</i>	<i>6th Plymouth</i>	<i>1/31/2023</i>
<i>Daniel M. Donahue</i>	<i>16th Worcester</i>	<i>2/14/2023</i>

**SENATE . . . . . No. 147**

---

---

By Ms. Creem, a petition (accompanied by bill, Senate, No. 147) of Cynthia Stone Creem, Josh S. Cutler and Daniel M. Donahue for legislation to provide consumers with equal protection for all real estate appraisals. Consumer Protection and Professional Licensure.

---

---

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 178 OF 2021-2022.]

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-Third General Court  
(2023-2024)**  
\_\_\_\_\_

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           SECTION 1. Subdivision A of Section 174 of Chapter 112 of the General Laws, as  
2           appearing in the 2016 Official Edition, is hereby amended by striking out the second sentence  
3           and inserting in place thereof the following sentence:- Except to the extent permitted under  
4           subdivision B, a person who has not obtained a real estate appraisal license or certification under  
5           this chapter shall not prepare, for a fee or other consideration, an appraisal or appraisal report  
6           relating to real estate or real property in the Commonwealth.

7           SECTION 2. Said Section 174 of said Chapter 112, as so appearing, is hereby further  
8           amended by striking out subdivision C.