

**Joint Committee on Consumer Protection and Professional Licensure
2025-2026 (194th) Bill Summary**

BILL NUMBER: H405

TITLE: An Act updating real estate appraiser record retention requirements

SPONSOR(S): Hunt, Daniel

HEARING DATE: April 14, 2025

REPORTING DEADLINE: June 13, 2025

PRIOR HISTORY

(2023-2024): H336 – Bill reported favorably by Committee and referred to House Steering, Policy and Scheduling; Ordered to a third reading.

CURRENT LAW

Section 193 of Chapter 112 of the General Laws governs retention of real estate appraisal contracts, reports and supporting data; and requires such original or true documentation be retained by certified or licensed appraisers for at least five years. The five-year time period shall commence upon appraisal submission to the client; provided, however, if notified of litigation, the time period shall commence upon the date of such litigation's final disposition. Records shall be made available for inspection by the board of real estate appraisers.

SUMMARY

This legislation seeks to amend the initiation of the documents retention requirement by the later of either at least five years upon preparation, or at least two years after final disposition of any judicial proceeding where the appraiser provided testimony.