



130th MAINE LEGISLATURE

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Legislative Document

No. 239

H.P. 169

House of Representatives, January 27, 2021

An Act To Improve the Transparency of Real Estate Appraisals

Received by the Clerk of the House on January 25, 2021. Referred to the Committee on Innovation, Development, Economic Advancement and Business pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

A handwritten signature in cursive script that reads "Robert B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative HEPLER of Woolwich.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 5 MRSA §200-M** is enacted to read:

3 **§200-M. Office of the Advocate for Real Estate Appraisal**

4 **1. Advocate for Real Estate Appraisal.** There is created within the Department of
5 the Attorney General the Office of the Advocate for Real Estate Appraisal to assist
6 members of the public in understanding their rights regarding real estate appraisals. The
7 Attorney General shall appoint the Advocate for Real Estate Appraisal, referred to in this
8 section as "the advocate," to administer the office. The advocate must be an appraiser
9 licensed in accordance with the requirements of Title 32, chapter 124.

10 **2. Duties.** The advocate shall:

11 A. Prepare and make available on a publicly accessible website interpretive and
12 educational materials and programs concerning the real estate appraisal process and
13 options available to consumers to dispute real estate appraisals and to submit
14 complaints regarding licensed appraisers;

15 B. Provide individual guidance to members of the public to help them understand their
16 rights in disputing real estate appraisals and submitting complaints regarding licensed
17 appraisers;

18 C. Receive and review inquiries regarding real estate appraisals and determine whether
19 the appraisals were completed in accordance with the Uniform Standards of
20 Professional Appraisal Practice as defined in Title 32, section 14002, subsection 15;
21 and

22 D. Receive complaints regarding real estate appraisals and respond with nonbinding
23 written findings and recommendations and information regarding the consumers'
24 options.

25 **3. Report.** The advocate shall submit a report not later than January 15th of each year
26 to the joint standing committee of the Legislature having jurisdiction over consumer affairs.
27 The report must include:

28 A. The total number of inquiries received pursuant to this section in the previous
29 calendar year;

30 B. A summary of outcomes of the inquiries received pursuant to this section in the
31 previous calendar year; and

32 C. Recommendations for future legislation, if any.

33 **Sec. 2. 32 MRSA §14012, sub-§8** is enacted to read:

34 **8. Complaint process.** The board shall establish by rule a process for receiving and
35 reviewing complaints regarding licensed real estate appraisers. The board shall include on
36 its publicly accessible website a description of consumer rights in the real estate appraisal
37 process and a step-by-step process for the filing of complaints, with links to relevant forms.

38 **Sec. 3. 32 MRSA §14012, sub-§9** is enacted to read:

39 **9. Disciplinary actions.** The board shall include on its publicly accessible website
40 searchable information regarding any disciplinary actions as described in section 14014-A,
41 including letters of guidance, taken or issued against licensed real estate appraisers.

