



In Support of
LD 1514: An Act to Change the Laws Regarding Real Estate Appraisers
Committee on Labor
April 22, 2025

Good Afternoon, Senator Tipping, Representative Roeder, and distinguished members of the Committee on Labor,

My name is Lori Michaud and I am the President of the Maine Association of Mortgage Professionals. We are comprised of professionals from banks, credit unions, independent mortgage firms, and affiliate members which include title companies, insurance companies, and appraisal management companies. Our 56 members represent companies from every part of the mortgage process. We respectfully submit the following testimony **in favor of LD 1514**.

As a company that relies upon appraisals for the regular course of our business, we would be directly affected by the passage of LD 1514 and would have a voice in a field we depend on. Without access to appraisers, we are unable to approve mortgages in a timely fashion, and sometimes must deny home equity lines of credit. It can take upward of six weeks to get an appraisal done in the summer, depending on the region.

Commercial properties can take even longer, and the cost for commercial appraisals can be upwards of \$2,000 or \$5,000 in Northern Maine. As the housing market picks back up, this appraisal crunch will only continue to worsen. We desperately need more appraisers in Maine, and for those already working to be able to move up in licensing requirements.

Since this issue has such an impact on our business, I have been actively paying attention to the Board of Real Estate Appraisers. I attended multiple Board meetings in 2024. At the meetings, two appraisers applied to move up in licensure status. Upon submitting the applications, rather than simply making a determination on the application, the board cited the appraisers for violations of USPAP. After much discussion and many months of back and forth and legal fees for the submitting appraisers, the complaints were dropped, and the prospective appraisers told by the board that they could resubmit.

What I witnessed is supported by the data. According to the 2023 Annual Report from the Appraisal Subcommittee, Maine has 610 appraisers and 130 disciplinary actions reported by the state, giving us a 21% disciplinary rate compared to the national average of 9%. Additionally, in 2024 the Board had its ASC Examination rating downgraded from “Excellent” to “Good” after it was cited for failing to notify or approve applicants within five business days as is required.

Our business is impacted by the actions Board of Real Estate Appraisers, and I appreciate that LD 1514 allows us a seat at the table to make sure we can look out for our members. Thank you for hearing our testimony, and I urge the committee to vote Ought to Pass on LD 1514.