

**HOUSE OF REPRESENTATIVES
FINAL BILL ANALYSIS**

BILL #:	CS/CS/HB 1025	FINAL HOUSE FLOOR ACTION:	
SPONSOR(S):	Regulatory Affairs Committee; Business & Professional Regulation Subcommittee; Combee	119 Y's	0 N's
COMPANION BILLS:	(CS/SB 1398)	GOVERNOR'S ACTION:	Approved

SUMMARY ANALYSIS

CS/CS/HB 1025 passed the House on April 30, 2013 as CS/SB 1398. The bill provides that trainee and certified appraisers may complete their education requirements through distance-based learning, in addition to in-person classroom instruction. Requirements are provided related to distance learning courses for board approval, delivery method, and examinations.

The bill also makes technical changes in the section to update the reference from "academic" courses to "qualifying education" courses.

Finally, the bill makes technical changes in the section to update the reference regarding which version of Appraisal Qualification Board Qualification Criteria applies when determining whether an appraiser applicant is deemed to be qualified.

The bill has no fiscal impact on state funds.

The bill was approved by the Governor on June 14, 2013, ch. 2013-182, L.O.F., and will become effective on July 1, 2013.

I. SUBSTANTIVE INFORMATION

A. EFFECT OF CHANGES:

Current Situation

Trainee Appraisers

Section 475.617(1), F.S., provides that in order to be registered as a trainee appraiser, an applicant must present evidence to the Florida Real Estate Appraisal Board (hereinafter "FREAB") that he or she has successfully completed at least 100 hours of approved academic courses in subjects related to real estate appraisal, including coverage of the Uniform Standards of Professional Appraisal Practice (hereinafter "USPAP"), or its equivalent. The academic courses must be taken at a college, university, or other learning facility authorized under s. 475.451, F.S.

Classroom hours are defined as 50 minutes out of each 60-minute segment.

Certified Residential Appraisers

Section 475.617(2), F.S., provides that in order to be certified as a residential appraiser, an applicant must present satisfactory evidence to the board that he or she has met the minimum education and experience requirements, as prescribed by the FREAB. The FREAB shall promulgate rules regarding education and experience requirements that meet or exceed the Qualification Criteria adopted on February 20, 2004 by the Appraisal Qualifications Board (hereinafter "AQB") of the Appraisal Foundation.

Specifically, the applicant must have completed at least 2,500 hours of experience over a 24-month period.

In addition, the applicant must have completed at least 200 classroom hours of approved academic courses in subjects relating to real estate appraisal, including a 15-hour course on the USPAP or its equivalent. Past courses may be approved by the FREAB, and substituted on an hour-for-hour basis. The academic courses must be taken at a college, university, or other learning facility authorized under s. 475.451, F.S.

Classroom hours are defined as 50 minutes out of each 60-minute segment.

Certified General Appraisers

Section 475.617(3), F.S., provides that in order to be certified as a general appraiser, an applicant must present satisfactory evidence to the board that he or she has met the minimum education and experience requirements, as prescribed by the FREAB. The FREAB shall promulgate rules regarding education and experience requirements that meet or exceed the Qualification Criteria adopted on February 20, 2004 by the AQB.

Specifically, the applicant must have completed at least 3,000 hours of experience over a 30-month period.

In addition, the applicant must have completed at least 300 classroom hours of approved academic courses in subjects relating to real estate appraisal, including a 15-hour course on the USPAP or its equivalent. Past courses may be approved by the FREAB, and substituted on an hour-for-hour basis. The academic courses must be taken at a college, university, or other learning facility authorized under s. 475.451, F.S.

Classroom hours are defined as 50 minutes out of each 60-minute segment.

Effect of Changes

The bill amends ss. 475.617(1), 475.617(2), and 475.617(3), F.S., to allow applicants to complete their academic coursework either by a traditional in-person classroom environment or by an Internet-based distance education program. The bill does not require any applicant to use the distance learning education option; applicants may still use the traditional in-person classroom education, if desired.

The bill creates s. 475.617(4), F.S., to provide for approval of distance learning courses by the board, and clarifies that schools have the option of providing classroom courses, distance learning courses, or both, provided that such distance learning courses must use a delivery method that is certified or approved by a board-authorized independent certifying organization. Additionally, distance learning courses must include written, closed-book final examinations; oral exams are not acceptable.

Moreover, for certified appraisers, the FREAB shall promulgate rules regarding education and experience requirements that meet or exceed the AQB Qualification Criteria adopted on December 9, 2011. The Qualification Criteria adopted on February 20, 2004 is an outdated version, as the AQB adopted its most recent version of Qualification Criteria on December 9, 2011. This new version of Qualification Criteria goes into effect on January 1, 2015.

Finally, the bill makes technical changes to s. 475.617, F.S., to update the reference from “academic” courses to “qualifying education” courses. This reference is consistent with the terms used throughout part II, ch. 475, F.S., and as used by the AQB.

II. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT

A. FISCAL IMPACT ON STATE GOVERNMENT:

1. Revenues:

None.

2. Expenditures:

None.

B. FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues:

None.

2. Expenditures:

None.

C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:

This bill will make it less burdensome for consumers to complete the education necessary to become trainee or certified appraisers.

D. FISCAL COMMENTS:

None.