

SB 1507 A STAFF MEASURE SUMMARY

House Committee On Business and Labor

Action Date: 02/24/20

Action: Do pass the A-Eng bill. Refer to Rules.

Vote: 10-0-1-0

Yeas: 10 - Barker, Barreto, Bonham, Boshart Davis, Breese-Iverson, Bynum, Clem, Doherty, Evans, Holvey

Exc: 1 - Fahey

Fiscal: No fiscal impact

Revenue: No revenue impact

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Meeting Dates: 2/19, 2/24

WHAT THE MEASURE DOES:

Modifies language governing the Appraisers Certification and Licensure Board to align with federal requirements.

ISSUES DISCUSSED:

- Potential consequence of Oregon statutes being out of conformance with federal regulations
- Potential challenge based on measure's narrow relating clause

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The Appraiser Certification and Licensure Board (ACLB) is comprised of eight members appointed by the Governor to regulate real estate appraisers and appraisal management companies in Oregon. It is periodically reviewed by the Appraisal Subcommittee of the Federal Financial Institutions Examination Council, as are all state entities that certify and license appraisers, to ensure compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act, for federally related transactions. In between the two most recent reviews of the ACLB, federal requirements changed, and the ACLB's next review is pending the summer of 2020. Misalignment could impact Oregon appraisers and appraisal companies by prohibiting them from appraising real properties involved in federally related transactions (such as real estate transactions involving the Federal Housing Authority or the Veterans Administration).

Senate Bill 1507-A aligns state law governing the ACLB with federal requirements.