

SENATE COMMERCE COMMITTEE

STATEMENT TO

**SENATE, No. 3317**

**STATE OF NEW JERSEY**

DATED: DECEMBER 19, 2022

The Senate Commerce Committee reports favorably Senate Bill No. 3317.

This bill prohibits discriminatory practices in property appraisals and requires real estate appraisers to participate in anti-bias training.

Under the bill, a real estate appraiser will be prohibited from considering, as part of the appraisal analysis of a property, the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, or national origin of either the prospective owners or occupants of the property, present owners or occupants of the property, or the present owners or occupants of the properties in the vicinity of the property, or on any other basis prohibited by federal, State, or local law.

Additionally, the bill requires a real estate appraiser to complete a fair housing and appraisal bias education course offered by the Appraisal Qualifications Board of the Appraisal Foundation in order to satisfy the appraiser's continuing education requirements.