

# ASSEMBLY, No. 2279

## STATE OF NEW JERSEY 221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

**Sponsored by:**

**Assemblywoman YVONNE LOPEZ**

**District 19 (Middlesex)**

**Assemblyman BENJIE E. WIMBERLY**

**District 35 (Bergen and Passaic)**

**Assemblywoman SHANIQUE SPEIGHT**

**District 29 (Essex and Hudson)**

**SYNOPSIS**

Requires State Real Estate Appraiser Board to adopt alternative program to acquire experiential requirements for prospective real estate appraisers attempting to qualify for licensure or certification.

**CURRENT VERSION OF TEXT**

As reported by the Assembly Housing Committee with technical review.



**(Sponsorship Updated As Of: 3/18/2024)**

1 AN ACT concerning experiential requirements for prospective real  
2 estate appraisers and amending P.L.1991, c.68.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 1. Section 10 of P.L.1991, c.68 (C.45:14F-10) is amended to  
8 read as follows:

9 10. a. To be eligible for licensure as a real estate appraiser, an  
10 applicant shall fulfill the following requirements:

11 **[a.]** (1) Be at least 18 years of age;

12 **[b.]** (2) Be of good moral character;

13 **[c.]** (3) Have a high school diploma or its equivalent;

14 **[d.]** (4) Have real estate appraisal experience which  
15 experience shall meet standards for experience acceptable to the  
16 Appraisal Subcommittee;

17 **[e.]** (5) Have successfully completed a course of study in real  
18 estate appraising prescribed by the board and conducted by an  
19 approved education provider, which course of study shall meet  
20 standards acceptable to the Appraisal Subcommittee; and

21 **[f.]** (6) Successfully complete a real estate appraiser  
22 licensing examination administered by the board.

23 b. The board shall adopt, as an option for applicants to fulfill  
24 the requirements of paragraph (4) of subsection a. of this section,  
25 the practical applications of real estate appraisal program  
26 established by the Appraisal Qualifications Board of the Appraisal  
27 Foundation.

28 (cf: P.L.1991, c.408, s.5)

29

30 2. Section 11 of P.L.1991, c.68 (C.45:14F-11) is amended to  
31 read as follows:

32 11. a. To be eligible for certification as a general or residential  
33 real estate appraiser, an applicant shall fulfill the following  
34 requirements:

35 **[a.]** (1) Be at least 18 years of age;

36 **[b.]** (2) Be of good moral character;

37 **[c.]** (3) Have a high school diploma or its equivalent;

38 **[d.]** (4) Have real estate appraisal experience that meets the  
39 standards for experience prescribed by the Appraisal Qualifications  
40 Board of the Appraisal Foundation for the type of certificate sought;

41 **[e.]** (5) Have successfully completed a course of study in real  
42 estate appraising prescribed by the board and conducted by an  
43 approved education provider, which course of study shall meet the  
44 standards for the course of study issued by the Appraisal

**EXPLANATION** – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 Qualifications Board of the Appraisal Foundation for the type of  
2 certificate sought; and  
3 **【f.】** (6) Successfully complete a real estate appraiser  
4 certification examination administered by the board.  
5 b. The board shall adopt, as an option for applicants to fulfill  
6 the requirements of paragraph (4) of subsection a. of this section,  
7 the practical applications of real estate appraisal program  
8 established by the Appraisal Qualifications Board of the Appraisal  
9 Foundation.  
10 (cf: P.L.2017, c.72, s.28)  
11  
12 3. This act shall take effect on the 90th day next following  
13 enactment.