

ASSEMBLY, No. 2280

STATE OF NEW JERSEY 221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblywoman YVONNE LOPEZ

District 19 (Middlesex)

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District 15 (Hunterdon and Mercer)

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Co-Sponsored by:

**Assemblywomen Speight, Hall, Assemblyman Wimberly and
Assemblywoman Peterpaul**

SYNOPSIS

Codifies prohibition of discriminatory practices in real estate appraisals and requires real estate appraisers to complete anti-bias training.

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 discriminatory practices in real estate
2 appraisals and supplementing 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. (New section) a. No holder of a license or certification
8 under P.L.1991, c.68 (C.45:14F-1 et seq.) or registration under
9 P.L.2017, c.72 (C.45:14F-27 et al.) shall consider, as part of the
10 appraisal analysis of a property, the race, color, religion, sex, actual
11 or perceived sexual orientation, actual or perceived gender identity,
12 age, actual or perceived marital status, disability, familial status, or
13 national origin of either the prospective owners or occupants of the
14 property, present owners or occupants of the property, or the
15 present owners or occupants of the properties in the vicinity of the
16 property, or on any other basis prohibited by federal, State, or local
17 law.

18 b. For the purpose of this section, “property” means an
19 identified parcel or tract of land, for residential or commercial use,
20 with improvements and including easements, rights of way,
21 undivided or future interests, or similar rights in a tract of land, but
22 does not include mineral rights, timber rights, growing crops, water
23 rights, or similar interests severable from the land when a
24 transaction does not involve the associated parcel or tract of land.

25

26 2. Section 18 of P.L.1991, c.68 (C.45:14F-18) is amended to
27 read as follows:

28 18. a. No license shall be renewed unless the renewal applicant
29 submits satisfactory evidence to the board that the renewal
30 applicant has successfully completed the continuing education
31 requirements prescribed pursuant to P.L.1991, c.68 (C.45:14F-1 et
32 seq.). The board shall not require less than the number of hours
33 acceptable to the Appraisal Subcommittee of the Appraisal
34 Foundation for the continuing education of licensed real estate
35 appraisers.

36 b. No certificate shall be renewed unless the renewal applicant
37 submits satisfactory evidence to the board that the renewal
38 applicant has successfully completed the continuing education
39 requirements prescribed pursuant to P.L.1991, c.68 (C.45:14F-1 et
40 seq.) for the type of certificate for which renewal is sought. The
41 board shall not require less than the number of hours of continuing
42 education prescribed by the Appraisal Qualifications Board of the
43 Appraisal Foundation as a national standard for the continuing
44 education of certified real estate appraisers.

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 c. Continuing education may include classroom instruction in
2 courses, seminars or other activities as approved by the board. As
3 part of the continuing education requirements prescribed pursuant
4 to P.L.1991, c.68 (45:14F-1 et seq.), a holder of a license or
5 certification under P.L.1991, c.68 (C.45:14F-1 et seq.) shall be
6 required to complete a fair housing and appraisal bias education
7 course offered by the Appraisal Qualifications Board.
8 (cf: P.L.2017, c.72, s.30)

9
10 3. This act shall take effect on the 180th day next following
11 enactment.