

1 State of Arkansas
2 89th General Assembly
3 Regular Session, 2013

A Bill

HOUSE BILL 2056

4
5 By: Representative Williams
6 By: Senator J. Dismang

For An Act To Be Entitled

9 AN ACT TO REGULATE THE PRACTICES OF APPRAISAL
10 MANAGEMENT COMPANIES; AND FOR OTHER PURPOSES.

Subtitle

14 TO REGULATE THE PRACTICES OF APPRAISAL
15 MANAGEMENT COMPANIES.

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18 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

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20 SECTION 1. Arkansas Code § 17-14-408(b), concerning the activities of
21 appraisal management companies, is amended to read as follows:

22 (b) ~~The~~ A registrant shall not:

23 (1) Require an appraiser to collect the appraisal fee from a
24 borrower, homeowner, or other third party;

25 ~~(2) Hire, employ, or in any way contract with or pay a real~~
26 ~~estate broker to perform a broker's price opinion or comparative market~~
27 ~~analysis unless the broker's price opinion or comparative market analysis~~
28 ~~will be performed only for listing or selling property that the registrant~~
29 ~~owns;~~

30 ~~(3)~~(2) Require an appraiser to provide the registrant with the
31 appraiser's digital signature or seal;

32 ~~(4)~~(3) Alter, amend, or change an appraisal report submitted by
33 a licensed or certified appraiser, including without limitation by:

34 (A) Removing the appraiser's signature or seal; or

35 (B) Adding or removing information to or from the
36 appraisal report;



1 ~~(5)(A)~~(4)(A) Allow the removal of an independent appraiser from
 2 an appraiser panel without prior written notice to the appraiser.

3 (B) Written notice shall include written evidence of:

- 4 (i) The appraiser's illegal conduct;
- 5 (ii) A violation of the minimum reporting standards
- 6 under § 17-14-202(b) or other applicable statutes or rules;
- 7 (iii) Substandard performance; or
- 8 (iv) Otherwise improper or unprofessional behavior;

9 ~~(6)(5)~~ Enter into contracts or agreements with an independent
 10 appraiser for the performance of appraisal services unless the independent
 11 appraiser is licensed or certified in good standing with the Arkansas
 12 Appraiser Licensing and Certification Board;

13 ~~(7)(6)~~ Request that an appraiser provide an estimated,
 14 predetermined, or desired valuation in an appraisal report or provide
 15 estimated values or comparable sales at any time before the appraiser
 16 completes an appraisal report;

17 ~~(8)(A)~~(7)(A) Except as provided in subdivision
 18 ~~(b)(8)(B)~~(b)(7)(B) of this section, provide to an appraiser an anticipated,
 19 estimated, encouraged, or desired value for a property or a proposed or
 20 target amount to be loaned to the borrower.

21 (B) A copy of the sales contract for purchase transactions
 22 may be provided; or

23 ~~(9)(8)~~ Commit an act or practice that impairs or attempts to
 24 impair an appraiser's independence, objectivity, or impartiality.

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