



STATE BOARD OF EQUALIZATION

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May 6, 1991

CINDY RAMBO  
Executive Director

No. 91/32

TO COUNTY ASSESSORS:

REAL ESTATE APPRAISERS LICENSING  
AND CERTIFICATION LAW

A number of appraisers employed by county assessors have asked us about the Real Estate Appraisers Licensing and Certification Law which was added by Assembly Bill 527 (Chapter 491) last August, and amended by Senate Bill 910 (Chapter 1062) in September. These appraisers were of the impression that they were affected by the new statutes. The law, as presently enacted, does not directly affect State Board of Equalization certified property tax appraisers.

The law created an Office of Real Estate Appraisers in the Business, Transportation, and Housing Agency. That office has recently been staffed; the Interim Director is Ms. Betty R. Ludeman, on loan from the Department of Real Estate where she is an Assistant Commissioner.

The law requires, effective July 1, 1991, the licensing/certification of appraisers making/performing appraisals as part of a real estate-related financial transaction involving a federal financial institution—FDIC, FHLB, FRB, NCUA, RTC, etc. The office has requested an extension from the federal requirement that the licensing and certification program be in place by July 1, 1991.

In March the Office of Administrative Law approved, on an emergency basis, regulations governing real estate appraiser licensing and certification (California Code of Regulations, Title 10, Division 6.5). These regulations are currently being amended due to recent changes in the federal requirements.

The regulations and statutes provide minimum education/experience requirements for licensing and certification. Of interest to members of your staff might be the statute that provides, "The experience of employees of an assessor's office or of the State Board of Equalization in setting forth opinions of value of real property for tax purposes shall be deemed equivalent . . ." (Business and Professions Code, Division 4, Part 3, Chapter 4, Section 11340[b]). This is the only mention of Board certified appraisers in the new law, although Senate Bill 2380 (Chapter 646), also approved last September, requires the office to conduct a study on the feasibility of requiring all persons who perform/issue appraisals to be licensed. The results of this study are to be reported to the Legislature by January 1, 1992.

TO COUNTY ASSESSORS

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We will keep you abreast of any important developments concerning certification that affect our operations. Should you have any specific questions concerning the Office of Real Estate Appraisers, we suggest you contact them at (916) 445-8313.

Sincerely,



Verne Walton, Chief  
Assessment Standards Division

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