

MARIO J. CIVERA, JR., MEMBER  
HOUSE POST OFFICE BOX 202020  
MAIN CAPITOL BUILDING  
HARRISBURG, PENNSYLVANIA 17120-2020

232 LONG LANE  
UPPER DARBY, PENNSYLVANIA 19082



*House of Representatives*  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

Original: 2074

May 16, 2000

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PROFESSIONAL LICENSURE,  
MAJORITY CHAIRMAN  
LIQUOR CONTROL  
FIREFIGHTERS' CAUCUS,  
COCHAIRMAN EMERITUS

John R. McGinley, Jr., Chairman  
Independent Regulatory Review Commission  
14th Floor, Harristown 2  
333 Market Street  
Harrisburg, PA 17101

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2000 MAY 18 PM 4:03  
INDEPENDENT REGULATORY  
REVIEW COMMISSION

Dear Chairman McGinley:

I am writing to inform you that the House Professional Licensure Committee held a meeting on May 16, 2000, and voted to approve Regulation 16A-548 and Regulation ~~16A-7010~~. In addition, the committee voted to take no action on Regulation 16A-644 and Regulation 16A-5113 until they are submitted in final form.

Please feel free to contact my office if any questions should arise.

Sincerely,

Mario J. Civera, Chairman  
House Professional Licensure Committee

MJC/sms  
Enclosures

cc: Ralph M. Stewart, Chairman  
State Board of Auctioneer Examiners  
K. Stephen Anderson, CRNA, Chairman  
State Board of Nursing  
Michael A. Podgurski, Chairman  
State Board of Pharmacy  
David J. King, Chairman  
State Board of Certified Real Estate Appraisers  
Honorable Kim H. Pizzingrilli, Secretary of the Commonwealth  
Department of State

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INDEPENDENT REGULATORY  
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**Regulation 16A-7010**

**State Board of Certified Real Estate Appraisers**

**PROPOSAL:** Regulation 16A-7010 amends 49 PA Code, Chapter 36, regulations of the State Board of Certified Real Estate Appraisers. The amendment makes revisions to the education and experience requirements for certification as a general appraiser or residential appraiser. The amendment also lists subtopics for the 16 mandatory course topics required for either general or residential certification, as developed and recommended by the Appraisal Qualifications Board (AQB).

Regulation 16A-7010 is Final Rulemaking which was delivered to the Professional Licensure Committee on May 3, 2000. The Professional Licensure Committee has until May 23, 2000, to approve or disapprove the regulation.

**ANALYSIS:** Pursuant to Sections 457.6(d) and (e) of the Real Estate Appraisers Certification Act (REACA), applicants for certification as a general appraiser or residential appraiser must complete minimum education and experience requirements established pursuant to the federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA). Education and experience qualifications for appraisers under the FIRREA are established by the AQB. In February of 1994, the AQB increased the minimum number of hours of education and experience for appraisers, effective January 1, 1998. Although the Board has been enforcing the increased requirements since the effective date, the changes have not been reflected in the appropriate Board regulations, 49 Pa.Code Sections 36.11 and 36.12, since they have not been updated since December of 1994.

Sec. 36.11(1) would be amended to eliminate the reference to the pre-January 1, 1994, education requirement of 105 classroom hours for residential appraisers. The post-January 1, 1994, requirement of 120 hours must now include the 15 hour National Uniform Standards of Professional Appraisal Practice (USPAP) Course, as recommended by the AQB. Paragraph (2) would be amended to list the approved subtopics of the 16 mandatory course topics, a complete list of which is contained in Annex A of the rulemaking package. Paragraph (3) would be amended to increase the experience requirements from 2,000 to 2,500 hours, which must be obtained in no fewer than 24 months. Paragraph (4) would be amended to clarify that certified residential appraisers are authorized to perform residential property appraisals in both federally related and non-federally related transactions.

Sec. 36.12(1) would be amended to reflect that the education requirements for general appraisers has been increased from 165 to 180 classroom hours, which must include the 15 hour National USPAP Course. Paragraph (2) would be amended to list the approved subtopics of the 16 mandatory course topics for general certification, a complete list of which is contained in Annex

A of the rulemaking package. Paragraph (3) would be amended to increase the experience requirements from 2,000 to 3,000 hours, including 1,500 hours in non-residential work, which must be obtained in no fewer than 30 months. Paragraph (4) would be amended to clarify that certified general appraisers are authorized to perform appraisals in both federally related and non-federally related transactions.

**RECOMMENDATIONS:** It is recommended that the Professional Licensure Committee approve the regulation.

House of Representatives  
Professional Licensure Committee  
May 8, 2000

MARIO J. CIVERA, JR., MEMBER  
HOUSE POST OFFICE BOX 202020  
MAIN CAPITOL BUILDING  
HARRISBURG, PENNSYLVANIA 17120-2020

232 LONG LANE  
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HARRISBURG

COMMITTEES

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December 7, 1999

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John R. McGinley, Jr., Chairman  
Independent Regulatory Review Commission  
14th Floor, Harristown 2  
333 Market Street  
Harrisburg, PA 17101

RECEIVED  
1999 DEC -9 AM 11:28  
INDEPENDENT REGULATORY  
REVIEW COMMISSION

Dear Chairman McGinley:

This is to inform you that the House Professional Licensure Committee met on December 7, 1999, and voted to take no formal action on Regulation 16A-7010 until final-form regulations are promulgated. In addition, the Committee voted to approve Regulation 16A-612 and Regulation 16A-636.

Please feel free to contact my office if any questions should arise.

Sincerely,

A handwritten signature in cursive script that reads "Mario J. Civera".

Mario J. Civera, Chairman  
House Professional Licensure Committee

MJC/sms  
Enclosures

cc: David J. King, Chairman  
State Board of Certified Real Estate Appraisers  
David M. DuTot, LA, Chairman  
State Board of Landscape Architects  
Yvonne E. Keairns, Ph.D., Chairperson  
State Board of Psychology  
Honorable Kim H. Pizzingrilli, Secretary of the Commonwealth  
Department of State

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**Regulation 16A-7010**

**State Board of Certified Real Estate Appraisers**

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**PROPOSAL:** Regulation 16A-7010 amends 49 PA Code, Chapter 36, regulation 16A-7010 of the State Board of Certified Real Estate Appraisers. The amendment makes revisions to the education and experience requirements for certification as a general appraiser or residential appraiser. The amendment also lists subtopics for the 16 mandatory course topics required for either general or residential certification, as developed and recommended by the Appraisal Qualifications Board (AQB).

The proposed Rulemaking was published in the Pennsylvania Bulletin on November 6, 1999. The Professional Licensure Committee has until December 27, 1999, to submit comments on the regulation.

**ANALYSIS:** Pursuant to Sections 457.6(d) and (e) of the Real Estate Appraisers Certification Act (REACA), applicants for certification as a general appraiser or residential appraiser must complete minimum education and experience requirements established pursuant to the federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA). Education and experience qualifications for appraisers under the FIRREA are established by the AQB. In February of 1994, the AQB increased the minimum number of hours of education and experience for appraisers, effective January 1, 1998. Although the Board has been enforcing the increased requirements since the effective date, the changes have not been reflected in the appropriate Board regulations, 49 Pa.Code Sections 36.11 and 36.12, since they have not been updated since December of 1994.

Sec. 36.11(1) would be amended to eliminate the reference to the pre-January 1, 1994 education requirement of 105 classroom hours for residential appraisers. The post-January 1, 1994 requirement of 120 hours must now include the 15 hour National Uniform Standards of Professional Appraisal Practice (USPAP) Course, as recommended by the AQB. Paragraph (2) would be amended to list the approved subtopics of the 16 mandatory course topics, a complete list of which is contained in Annex A of the rulemaking package. Paragraph (3) would be amended to increase the experience requirements from 2,000 to 2,500 hours, which must be obtained in no fewer than 24 months. Paragraph (4) would be amended to clarify that certified residential appraisers are authorized to perform residential property appraisals in both federally related and non-federally related transactions.

Sec. 36.12(1) would be amended to reflect that the education requirements for general appraisers has been increased from 165 to 180 classroom hours, which must include the 15 hour National USPAP Course. Paragraph (2) would be amended to list the approved subtopics of the 16 mandatory course topics for general certification, a complete list of which is contained in Annex A of the rulemaking package. Paragraph (3) would be amended to increase the experience requirements from 2,000 to 3,000 hours, including 1,500 hours in non-residential work, which must be obtained in no fewer than 30 months. Paragraph (4) would be amended to clarify that certified general appraisers are authorized to perform appraisals in both federally related and non-federally related transactions.

**RECOMMENDATIONS:** It is recommended that the Professional Licensure Committee take no formal action until final form regulations are promulgated.

House of Representatives  
Professional Licensure Committee  
November 30, 1999