Regulatory Analysis Form

(Completed by Promulgating Agency)

(All Comments submitted on this regulation will appear on IRRC's website)

INDEPENDENT REGULATORY REVIEW COMMISSION

RECEIVED

Independent Regulatory Review Commission

April 14, 2026

IRRC Number: 3484

(1) Agency
Department of State, Bureau of Professional and Occupational Affairs, State Board of Certified Real Estate Appraisers

(2) Agency Number: 16A

Identification Number: 7024

(3) PA Code Cite:

49 Pa. Code §§ 36.201, 36.226 and 36.227

(4) Short Title:

Licensure by Endorsement- Certified Pennsylvania Evaluators

(5) Agency Contacts (List Telephone Number and Email Address):

Primary Contact: Ronald K. Rouse, Senior Counsel, State Board of Certified Real Estate Appraisers, P.O. Box 69523, Harrisburg, PA 17106-9523 (phone 717-783-7200) (fax 717-787-0251) (rorouse@pa.gov).

Secondary Contact: Jacqueline A. Wolfgang, Senior Regulatory Counsel, Department of State, P.O. Box 69523, Harrisburg, PA 17106-9523 (phone 717-783-7200) (fax 787-0251) jawolfgang@pa.gov.

6) Type of Rulemaking (check applicable box):

- ☒ Proposed Regulation
- ☐ FINAL REGULATION
- ☐ Final Omitted Regulation
- ☐ Emergency Certification Regulation;
  - ☐ Certification by the Governor
  - ☐ Certification by the Attorney General

(7) Briefly explain the regulation in clear and nontechnical language. (100 words or less)

This proposed rulemaking effectuates 63 Pa.C.S. § 3111 (relating to licensure by endorsement) for applicants licensed in other jurisdictions where the licensure requirements are substantially equivalent to or exceed those established by the board. The board is required to determine methods of demonstrating competency, including completion of continuing education or experience in the profession or occupation for at least 2 of the preceding 5 years, and must establish, by regulation, the expiration of provisional endorsement licenses. This proposed rulemaking sets forth eligibility criteria for licensure by endorsement, the specific methods required to demonstrate competency, and requirements for provisional endorsement licenses.

(8) State the statutory authority for the regulation. Include specific statutory citation.

Section 3111(a) of 63 Pa.C.S. requires licensing boards and commissions to issue a license, certificate, registration or permit to an applicant provided the applicant meets certain criteria for eligibility. The board is proposing regulations to implement § 3111 (a)(1)–(5), relating to information required to determine:

whether another jurisdiction is substantially equivalent; the methods of competency; whether an applicant has committed an act that would be grounds for refusal, suspension or revocation of a license, certificate, registration or permit to practice in the profession or occupation in this Commonwealth, and whether such acts should be an impediment to licensure; whether an applicant has had disciplinary actions taken in another jurisdiction and whether such discipline should be an impediment to licensure; and the fee as established by the board/commission by regulation. 63 Pa.C.S. § 3111(b) also requires boards and commissions that issue provisional licenses, certificates, registration or permits to set the expiration of the provisional endorsement license by regulation. The act of July 1, 2020, (P.L. 575, No. 53) added 63 Pa.C.S. § 3111 as part of the consolidation of the act of July 2, 1993 (P.L. 345, No. 48) (Act 48) into Title 63, Chapter 31 of the Pennsylvania Consolidated Statutes. The text of 63 Pa.C.S. § 3111 was originally added to Act 48 by the act of July 1, 2019 (P.L. 292, No. 41) (Act 41). This rulemaking effectuates Act 41.

Section 3 of the Assessors Certification Act (63 P.S. § 458.3) grants the board the authority to "promulgate rules and regulations consistent with the statutes of this Commonwealth to administer and enforce the provisions of this act." Section 506 of the Admin. Code (71 P.S. §186) empowers the heads of all administrative departments, the several independent administrative boards and commissions, the several departmental administrative boards and commissions to prescribe rules and regulations not inconsistent with law, for the government of their respective departments, boards, or commissions.

(9) Is the regulation mandated by any federal or state law or court order, or federal regulation? Are there any relevant state or federal court decisions? If yes, cite the specific law, case or regulation as well as, any deadlines for action.

Section 3111(a)(5) of 63 Pa.C.S. requires the board to set the fee to be charged by regulation and 63 Pa.C.S. § 3111(b)(2) requires the board to set an expiration of the provisional endorsement license. Section 2 of Act 41 directed that each licensing board and commission promulgate final regulations implementing Act 41. Otherwise, it is not mandated by any Federal or state law or court order, or Federal regulation.

(10) State why the regulation is needed. Explain the compelling public interest that justifies the regulation. Describe who will benefit from the regulation. Quantify the benefits as completely as possible and approximate the number of people who will benefit.

The regulation is needed to implement 63 Pa.C.S. § 3111 to provide for licensure by endorsement as a Certified Pennsylvania Evaluator to applicants from other states, territories and countries. Act 41 was enacted due to a recognition that licensed professionals from other jurisdictions have difficulty obtaining a license to practice in this Commonwealth. Section 3111 eliminates unnecessary barriers to licensure for citizens from other jurisdictions and for military personnel and their spouses while maintaining sufficient safeguards to ensure public protection. Section 3111 enables boards and commissions under the Bureau of Professional and Occupational Affairs (Bureau) to issue a license by endorsement, and further provides for a provisional endorsement license to quickly move these professionals into the workforce without unnecessary delays, which reduces the barriers to employment.

Since the effective date of Act 41 (August 30, 2019), the board has received and considered one application. In this instance, the board issued 1 provisional license. Based upon the number of applications received, the board estimates receiving less than five applications on an annual basis.

The applicable fee for licensure by endorsement under 63 Pa.C.S. § 3111 is the same as the application fee for Certified Pennsylvania Evaluators in 49 Pa. Code § 36.6 (relating to fees), which is currently $55 on the board's fee schedule.

(11) Are there any provisions that are more stringent than federal standards? If yes, identify the specific provisions and the compelling Pennsylvania interest that demands stronger regulations.

There are no federal standards applicable to the subject matter of the regulation.

(12) How does this regulation compare with those of the other states? How will this affect Pennsylvania's ability to compete with other states?

This regulation will not adversely affect Pennsylvania's ability to compete with other states. The purpose of 63 Pa.C.S. § 3111 is to make it easier for out-of-state applicants, including military spouses, who have an out-of-state professional or occupational license to work in Pennsylvania. The purpose of 63 Pa.C.S. § 3111 is to reduce barriers to employment, which will make Pennsylvania more competitive. Section 3111 and the board's proposed regulations will encourage skilled workers and their families to move to Pennsylvania, which will enhance the workforce, provide more talent for businesses, and help grow Pennsylvania's economy. One of the surrounding states also has similar laws and regulations for licensure by endorsement in the property assessment field.

In comparing the proposed regulation to other states, the board researched states in the Northeastern region of the United States (Delaware, Maryland, New Jersey, New York, Ohio, and West Virginia). The board identified two other States (New Jersey and Ohio) that have a comprehensive license by endorsement law that is applicable to the various professional licensing boards in the State. Similar to 63 Pa.C.S. § 3111, New Jersey and Ohio require its professional licensing boards to issue a license to any person who holds a current professional or occupational license in good standing whose licensure standards are substantially equivalent to the current standards of the State. New Jersey and Ohio require applicants to demonstrate competency through experience in the practice of the profession within 5 years prior to the filing of the application. The board's proposed regulation would allow for additional methods of competency, including completion of continuing education. Thus, the board's competency requirements are similar to New Jersey and Ohio, and even provide for more ways to demonstrate competency. Additionally, unlike the board's proposed regulations, New Jersey does not provide discretion to issue a discretionary provisional license.

The board also researched whether other appraiser/assessor state boards have similar licensure by endorsement laws and regulations applicable to the property assessment profession. The purpose of the research was to compare licensure by endorsement laws and regulations applicable to the property assessment profession by the following criteria: eligibility requirements (substantial equivalence or other standard); competency methods; and provisional licenses, including expiration of the provisional license.

Licensure of property assessors is mandatory in Delaware, New Jersey, New York and West Virginia. Licensure is not required for property assessors in Maryland and Ohio. While New Jersey has licensure by endorsement laws and regulations applicable to most state licensed professions, it does not extend to assessors in New Jersey.

In Delaware, property assessors are required to be certified under the State Council on Real Estate Appraisers. While there are no specific appraiser or assessor regulations concerning licensure by

endorsement, licensure by reciprocity for appraisers is based on substantial equivalency or a minimum of 5 years' experience since licensure. Additionally, there are no specific regulations concerning provisional licenses for appraisers or assessors.

In New Jersey, property tax assessors are required to be certified under the State Division of Taxation – Property Administration. New Jersey does not offer licensure by endorsement or reciprocity and does not offer provisional licenses for property tax assessor certification. In order to qualify to take the State examination for certification, tax assessors in New Jersey are required to be at least 21 years of age, have a 4-year diploma, and either a 4-year college degree or 4 years of experience in appraisal or property tax assessment.

In New York, in order to be appointed or elected as a local government property tax assessor, individuals must be certified by the commissioner of taxation and finance. Those seeking certification as an assessor must meet minimum qualification standards and either take a basic course of training with examinations or pass a comprehensive examination conducted by the commissioner. While the laws do not include provisions for reciprocity or endorsement for assessor certification, the commissioner is able to waive training and examination requirements for individuals who are members of or hold designations through specific state, national or international professional associations. Also, while provisional licenses are not extended through regulation, the commissioner may grant a temporary certificate for assessors who are still pending certification due to reasons outside of their control. The duration of temporary certification is through the date of the needed training or examination. If permanent tax assessor certification is not filed by the temporary certification expiration, the appointment will be revoked.

In Maryland, property tax assessors are appointed under the Director of the State Department of Assessments and Taxation and supervised by the State Supervisor of Assessments and the assessments area supervisors. There is no licensure or certification for assessors in Maryland and though licensure as an appraiser may be preferred, it is not required. Appointed assessors are professionals that are competent and experienced in assessment of commercial or industrial property. The minimum education or experience qualifications for assessors are set by the Secretary of Budget and Management. The Director, after consultation, may adopt regulations that permit the substitution of building trades or real estate experience for any educational qualifications. Recently, the minimum qualifications for assessors were 4 years of appraisal experience involving the valuation of real property, with possible substitution by a Bachelor's degree from an accredited college or university. The preferred qualifications include any relevant coursework in Math, Engineering, Business, or Real Estate, appraisal experience involving the valuation of real property, and a license in an associated professional field (Real Estate Sales License, Real Estate Broker License, or Appraiser License).

In Ohio, property tax assessors or evaluators are not a state registered or licensed profession. County auditors, assistant assessors, and county boards of revision perform the duties relating to the assessment of property for taxation or the levy or collection of taxes which the State Department of Taxation directs. The county auditors are the assessors for each county and are elected officials (a term is 4 years) that are responsible for the tax assessments within the counties of Ohio and supervised by the tax commissioner of the Ohio Department of Taxation. Within the first year of the term, county auditors are required to complete 16 hours of continuing education and another 8 hours by the end of the 4-year term.

In West Virginia, county assessors and their staff (including appointed deputy assessors) are required to be certified through the Department of Tax and Revenue's property valuation training and procedures commission, which training is administered under the Tax Commissioner. County assessors are elected for a 4-year term of office and must be a resident of the county. Certification is given after participating

in a training program which meets the basic criteria set by the property valuation training and procedures commission. There is a probationary status of six months for county assessors and staff, who have not participated in the training program. In order to maintain the certification, continuing training sessions for all assessors and staff are required and held at least once a year. Given the nature of property tax assessment in West Virginia, it would be reasonable to assume that county assessors and their staff may have appraiser credentials, but outside of West Virginia's Real Estate Appraiser Board, there are no laws or regulations concerning endorsement or reciprocity for assessors. Though there is a probationary status for assessors and staff pending certification under the Department of Tax and Revenue, this is not equivalent to a provisional license since these offices are by election or appointment.

Based on this information, the board does not believe the proposed regulation will not put this Commonwealth at a competitive disadvantage. To the contrary, by allowing applicants to become licensed through endorsement, this Commonwealth provides additional opportunities for licensure as compared to most of the surrounding states. Additionally, by offering provisional licenses, which allows an applicant to hold a provisional license while the applicant is satisfying the remaining requirements for licensure by endorsement, this Commonwealth will be at a competitive advantage over surrounding states.

(13) Will the regulation affect any other regulations of the promulgating agency or other state agencies? If yes, explain and provide specific citations.

This rulemaking does not affect other regulations of the board or other state agencies.

(14) Describe the communications with and solicitation of input from the public, any advisory council/group, small businesses and groups representing small businesses in the development and drafting of the regulation. List the specific persons and/or groups who were involved. ("Small business" is defined in Section 3 of the Regulatory Review Act, Act 76 of 2012.)

The board discusses its regulatory proposals at regularly scheduled public meetings of the board. Representatives of the professional associations representing the regulated community routinely attend those meetings.

In accordance with the requirements of Executive Order 1996-1 (4 Pa. Code §§ 1.371—1.382), the board sent an exposure draft of this proposed rulemaking to interested parties. A copy of the board's list of regulatory stakeholders is included as "Attachment A." At the September 30, 2020, public meeting, the board considered the written comments and information submitted to the board in response to the exposure draft. The stakeholders' comments were generally supportive of the proposed regulation. One commentor qualified his support by stating that individuals should be considered for licensure by endorsement provided they have to sit for the examination, expressing concern about the competency of applicants who might have been grandfathered into assessor jobs with minimal requirements and no examinations. The exposure draft and the proposed regulation would require all candidates to demonstrate competency by passing a board-approved skills examination in addition to meeting experience or continuing education requirements; therefore, the concern of the commentor was addressed by the board. The board also discussed this proposed rulemaking in its November 20, 2025 public meeting.

(15) Identify the types and number of persons, businesses, small businesses (as defined in Section 3 of the Regulatory Review Act, Act 76 of 2012) and organizations which will be affected by the regulation. How are they affected?

For purposes of this rulemaking, the board estimates that less than five individuals will apply for licensure by endorsement on an annual basis.

According to the Small Business Administration (SBA), there are approximately 1,169,008 small businesses in Pennsylvania, which is 99.6% of all Pennsylvania businesses. Of the 1,169,008 small businesses, 230,244 are small employers (those with fewer than 500 employees) and the remaining 938,764 are non-employers. Thus, the vast majority of businesses in Pennsylvania are considered small businesses.

According to the Pennsylvania Department of Labor and Industry in 2020 (the most recent year for which data is available), property appraisers and assessors provide their services for a variety of private and public sector employers nationally. In the public sector, licensees are often employed in local government, excluding education and hospitals, such as county tax assessor, property assessor or appraiser, or real property assessor or appraiser. In the private sector, licensees are employed as self-employed workers, in real estate companies, and in finance and insurance companies in positions, such as property assessor or appraiser, or real property assessor or appraiser.

Small businesses are defined in Section 3 of the Regulatory Review Act (71 P.S. § 745.3) which states that a small business is defined by the SBA's Small Business Size Regulations under 13 CFR Ch. 1 Part 121. These size standards have been established for types of businesses under the North American Industry Classification System (NAICS). In applying the NAICS standards to the types of businesses where many real estate assessors and appraisers work, small businesses in the category of "offices of real estate appraisers" (NAICS code 531320) have a threshold of $8 million or less in average annual receipts, which also includes self-employed professionals who obviously work in small businesses. "Offices of real estate agents and brokers" (NAICS code 531210) have a threshold of $9.5 million or less in average annual receipts and "other activities related to real estate" (NAICS code 531390) have a threshold of $19.5 million. Under the category of insurance and finance, the small business threshold ranges from $47 million with "real estate credit" (NAICS code 522292) to $25 million with "claims adjusting" (NAICS code 524291), to "insurance agencies and brokerages" (NAICS code 524210) at a $15 million threshold for small businesses. In considering all of these small business thresholds set by NAICS for the businesses in which real estate assessors and appraisers may work, it is probable that, outside of public sector positions with governmental entities, most of the licensed real estate assessors and appraisers work in small businesses.

Based on this variety of employers, the board believes that most property assessors in Pennsylvania who do not work for a governmental entity are working in small businesses. The board does not collect information on the size of the businesses where its licensees are employed. However, for purposes of determining the economic impact on small businesses, the board must assume that a large number of its licensees who do not work in government either are or work for small businesses as that term is defined by the SBA and Pennsylvania's Regulatory Review Act.

This rulemaking only affects individuals who apply for licensure by endorsement. These individuals would be impacted by the $55 fee to apply for licensure. This fee is the same amount as applicants who apply for initial licensure under the act. Whether small businesses will be impacted by the regulations depends on whether the businesses would pay the application fee for licensure by endorsement and whether employers voluntarily pay the costs of completing competency requirements, which include completion of continuing education courses and passing a board-approved skills examination. Because the application fees and other costs are incurred by individuals applying for initial licensure by

endorsement, any business (small or otherwise) could avoid these costs by requiring employees to pay their own licensure costs.

The board believes that the proposed rulemaking will have a positive impact in that it is implementing 63 Pa.C.S. § 3111, which provides an additional pathway to certification that previously did not exist.

(16) List the persons, groups or entities, including small businesses, that will be required to comply with the regulation. Approximate the number that will be required to comply.

Applicants for licensure by endorsement as a property assessor/evaluator will be required to comply with the proposed rulemaking. The board estimates less than five licensure by endorsement applications a year for this profession. Small businesses will only be impacted to the extent they voluntarily pay licensure fees and other costs for applicants.

(17) Identify the financial, economic and social impact of the regulation on individuals, small businesses, businesses and labor communities and other public and private organizations. Evaluate the benefits expected as a result of the regulation.

The Commonwealth will benefit from licensure by endorsement under 63 Pa.C.S. § 3111. The purpose of 63 Pa.C.S. § 3111 is to make it easier for out-of-state applicants, including military spouses, who have an out-of-state professional or occupational license to work in Pennsylvania. Another purpose of 63 Pa.C.S. § 3111 is to reduce barriers to employment, which will make Pennsylvania more competitive. Consequently, 63 Pa.C.S. § 3111 and the board's regulations will encourage skilled workers and their families to move to Pennsylvania, which will enhance the workforce, provide more talent for businesses, and help grow Pennsylvania's economy.

The citizens of the Commonwealth will also benefit from the enhanced workforce and growth in economy while still having assurance of a level of competence similar to existing licensees in this Commonwealth. The board has selected methods of competence, including: 1) active engagement in the practice of property assessment for at least 2 of the 5 years preceding the filing of the application and achievement of a passing score on a board-approved skills examination, and 2) completion of 28 hours of continuing education during the 24 months immediately preceding the filing of the application and achievement of a passing score on a board-approved skills examination. These methods assure competency because they show that the applicant has the requisite knowledge and skill to practice as a Certified Pennsylvania Evaluator. In particular, the requirement that all endorsement applicants take a board-approved skills examination ensures that the applicant has specific knowledge and understanding of Pennsylvania-specific property assessment issues.

The financial impact of the regulation falls primarily on the applicants and the board. Individuals seeking licensure by endorsement will incur costs associated with qualifying for and obtaining a license. As noted above, an applicant applying for licensure by endorsement under 63 Pa.C.S. § 3111 would be required to pay the $55 application fee, which covers the costs of processing the application. This application fee is the same as the application fee for Certified Pennsylvania Evaluators. Applicants who choose to show competency by taking continuing education will have to pay the fees for continuing education courses. All applicants must pay the examination fee for the board-approved skills examination in order to fulfill competency requirements, which is $125. For foreign applicants, if the other law, regulation or other rule is in a language other than English, § 36.226(a)(1)(ii) would require the applicant to have it professionally

translated at the applicant's expense. To date, the board has not yet received any applications from foreign applicants.

The positive impact for the applicants is that 63 Pa.C.S. § 3111 and the proposed regulation provides a new pathway to licensure that did not previously exist.

(18) Explain how the benefits of the regulation outweigh any cost and adverse effects.

As previously discussed, 63 Pa.C.S. § 3111 benefits this Commonwealth and its citizens and individual applicants wishing to obtain licensure. The costs associated with obtaining licensure are outweighed by the need of the board to set fees to cover its costs for processing applications to maintain the fiscal integrity of the board, and by the equity of assessing the costs of processing applications to the applicants themselves, as opposed to the existing licensee population bearing these costs through increased biennial renewal fees. The General Assembly contemplated and weighed the impact of imposing fees on applicants in 63 Pa. C. S. § 3111(a)(5) against the benefits of providing an additional pathway to licensure to individuals from other jurisdictions. While avoiding economic impact to applicants is always preferable, the General Assembly recognized that boards fees are necessary in order to pay for the costs associated with the filing of applications. Additionally, whether an applicant obtains licensure by examination or by endorsement, applicants pay the same application fees (i.e. application fee, Criminal History Record Check (CHRC) fee); therefore, for the most part, any additional cost to the licensure by endorsement applicant is minimal.

Regarding the cost of translating the law, regulation or other rule to English, this is a necessary part of the application process. If the board is unable to understand the other jurisdiction's requirements, it will not be able to determine whether those requirements are substantially equivalent. The board has only received one application for licensure by endorsement, which did not incur the cost of translating the law, regulation or rule to English. The board does not anticipate that many applicants will incur this cost. Nevertheless, the board would anticipate the cost for translation to be $25 per page.

Regarding costs associated with demonstrating competency, the board is authorized to select the appropriate method of competency under 63 Pa. C.S. § 3111(a)(2) and has provided applicants with two alternatives. Applicants who demonstrate competency through experience in the practice of property assessment for at least 2 of the 5 years immediately preceding the filing of their application will incur no costs to demonstrate competency. Applicants who demonstrate competency by completing 28 hours of continuing education during the 24 months immediately preceding the filing of their application, will incur minimal costs to complete necessary continuing education. Whether proving competency by experience or education, applicants also must pass a board-approved skills examination; thus, they must pay the examination fee. The modest cost of the examination fee is outweighed by the important function of the board in safeguarding the public, enhancing professional accountability and managing the integrity of licensure standards.

(19) Provide a specific estimate of the costs and/or savings to the **regulated community** associated with compliance, including any legal, accounting or consulting procedures which may be required. Explain how the dollar estimates were derived.

An individual applying for licensure by endorsement under 63 Pa.C.S. § 3111 will incur some costs, including paying the $55 application fee and the costs associated with demonstrating competency. Since

the effective date of Act 41, the board has received one licensure by endorsement application. During this period, the total costs incurred for application fees was $55. Based upon this information, the board anticipates less than five licensure by endorsement applications per year, which will result in approximate application costs in the amount of $275 annually.

Applicants who choose to demonstrate competency through continuing education will have to pay the cost of registration for 28 credit hours of continuing education courses. At an estimate of $30 per credit, the cost for 28 credit hours of continuing education courses would be $840. This would result in approximate continuing education costs of $4,200 annually if all five applicants chose to demonstrate competency through continuing education. Since all applicants will have to demonstrate competency by passing a board-approved skills examination, they will have to pay the $125 examination fee. This will result in approximate examination costs in the amount of $625 annually if five individuals apply and show competency through either method.

(20) Provide a specific estimate of the costs and/or savings to the **local governments** associated with compliance, including any legal, accounting or consulting procedures which may be required. Explain how the dollar estimates were derived.

The regulation would not result in costs or savings to local governments.

(21) Provide a specific estimate of the costs and/or savings to the **state government** associated with the implementation of the regulation, including any legal, accounting, or consulting procedures which may be required. Explain how the dollar estimates were derived.

The board will incur some operational costs to implement the licensure by endorsement under 63 Pa.C.S. § 3111. The costs incurred by the board should be recouped in the form of application fees paid by the applicants.

(22) For each of the groups and entities identified in items (19)-(21) above, submit a statement of legal, accounting or consulting procedures and additional reporting, recordkeeping or other paperwork, including copies of forms or reports, which will be required for implementation of the regulation and an explanation of measures which have been taken to minimize these requirements.

There should be no legal, accounting or consulting procedures associated with this rulemaking. Like all other applicants under the board, affected individuals will be required to submit an application for licensure accompanied by required documentation.

(22a) Are forms required for implementation of the regulation?

Yes, applicants are required to submit an online application. An application can be submitted by using the Pennsylvania Licensing System (PALS) website, at www.pals.pa.gov. The applicant will create an account, and then will be guided through the application process by answering a series of questions. Any supporting documents may be uploaded directly to the system and will be part of the application.

(22b) If forms are required for implementation of the regulation, **attach copies of the forms here.** If your agency uses electronic forms, provide links to each form or a detailed description of the information required to be reported. Failure to attach forms, provide links, or provide a detailed description of the information to be reported will constitute a faulty delivery of the regulation.

The Bureau uses an online platform for the submission of applications for licensure through PALS, which also encompasses applications for licensure by endorsement under 63 Pa. C.S. § 3111. Within the online platform, applicants are asked a series of questions. Applicants are asked if they are currently licensed in another jurisdiction and the type of license for which they are applying. Applicants currently licensed in another jurisdiction, which is defined in the proposed rulemaking as another state, territory or country, are directed to submit a copy of the current applicable law, regulation or other rule governing licensure, certification, registration or permit requirements and scope of practice in the jurisdiction that issued the license, translated into English if needed. Applicants are required to indicate whether they have been disciplined by the jurisdiction in which they are licensed or any other jurisdiction. Applicants with disciplinary history must upload appropriate documentation related to the discipline.

Applicants will have to submit a background check – currently a Pennsylvania Criminal History Records Check (CHRC) obtained from the Pennsylvania State Police (PSP) or an FBI Criminal History Record Information (CHRI) report, and a recent CHRC from the state police or other state agency for every state in which the individual has lived, worked, or completed professional training/studies for the past 5 years. Background checks are required for all applicants regardless of method for licensure; therefore, this is not an additional cost for licensure by endorsement. Based upon the above, applications are forwarded to the board, if necessary, to determine eligibility under 63 Pa.C.S. § 3111. The Bureau is working towards creating a more detailed electronic application process specific to 63 Pa. C.S. § 3111 applications, which will decrease the need for manual review of applications. The board attaches a paper application which will be the basis for developing the electronic licensure by endorsement application. (See Attachment "B".)

(23) In the table below, provide an estimate of the fiscal savings and costs associated with implementation and compliance for the regulated community, local government, and state government for the current year and five subsequent years.

	Current FY 25-26	FY +1 26-27	FY +2 27-28	FY +3 28-29	FY +4 29-30	FY +5 30-31
SAVINGS:	$	$	$	$	$	$
Regulated Community						
Local Government						
State Government						
Total Savings	N/A	N/A	N/A	N/A	N/A	N/A
COSTS:						
Regulated Community	$900 - $5,100	$900 - $5,100	$900 - $5,100	$900 - $5,100	$900 - $5,100	$900 - $5,100
Local Government						
State Government						

Total Costs	$900 - $5,100	$900 - $5,100	$900 - $5,100	$900 - $5,100	$900 - $5,100	$900 - $5,100
REVENUE LOSSES:						
Regulated Community						
Local Government						
State Government						
Total Revenue Losses	N/A	N/A	N/A	N/A	N/A	N/A

(23a) Provide the past three year expenditure history for programs affected by the regulation.

Program	FY -3 2022-2023 (actual)	FY -2 2023-2024 (actual)	FY -1 2024-2025 (estimated)	Current FY 2025-2026 (budgeted)
State Board of Certified Real Estate Appraisers	$714,245.50	$735,000.00	$786,000.00	$777,000.00

(24) For any regulation that may have an adverse impact on small businesses (as defined in Section 3 of the Regulatory Review Act, Act 76 of 2012), provide an economic impact statement that includes the following:

(a) An identification and estimate of the number of small businesses subject to the regulation.
(b) The projected reporting, recordkeeping and other administrative costs required for compliance with the proposed regulation, including the type of professional skills necessary for preparation of the report or record.
(c) A statement of probable effect on impacted small businesses.
(d) A description of any less intrusive or less costly alternative methods of achieving the purpose of the proposed regulation.

(a) This rulemaking will not have an adverse impact on small businesses unless small businesses voluntarily pay application fees or other costs relating to establishing competency. Because these fees are incurred by individuals applying for initial licensure, any business (small or otherwise) could avoid these costs by requiring employees to pay their own licensure costs.

(b) This rulemaking will not impose additional reporting, recordkeeping or other administrative costs on small businesses.

(c) The probable effect on impacted small businesses would be positive because 63 Pa.C.S. § 3111 and the board's regulations will encourage skilled workers and their families to move to Pennsylvania, which will enhance the workforce, provide more talent for businesses, and help grow Pennsylvania's economy.

(d) The board could discern no less costly or less intrusive alternative methods to effectuate the purpose of 63 Pa.C.S. § 3111 that would be consistent with the board's mandate to produce enough revenue to cover its costs of operations and to administer the act in the public interest.

(25) List any special provisions which have been developed to meet the particular needs of affected groups or persons including, but not limited to, minorities, the elderly, small businesses, and farmers.

No special provisions have been developed for any affected groups or persons.

(26) Include a description of any alternative regulatory provisions which have been considered and rejected and a statement that the least burdensome acceptable alternative has been selected.

No alternative regulatory provisions were considered and rejected. The board believes this proposal represents the least burdensome acceptable alternative.

(27) In conducting a regulatory flexibility analysis, explain whether regulatory methods were considered that will minimize any adverse impact on small businesses (as defined in Section 3 of the Regulatory Review Act, Act 76 of 2012), including:

a) The establishment of less stringent compliance or reporting requirements for small businesses;
b) The establishment of less stringent schedules or deadlines for compliance or reporting requirements for small businesses;
c) The consolidation or simplification of compliance or reporting requirements for small businesses;
d) The establishment of performing standards for small businesses to replace design or operational standards required in the regulation; and
e) The exemption of small businesses from all or any part of the requirements contained in the regulation.

a) & b) The board did not consider less stringent reporting requirements or deadlines for small businesses or for applicants that intend to work for small businesses. All applicants for licensure are treated equally.

c) There are no compliance or reporting requirements that could be consolidated or simplified. The application process is the same whether a particular licensee is employed by a small business or a large business.

d) The regulations do not contain design or operational standards that need to be altered for small businesses.

e) To exclude any applicant from the requirements contained in the regulation based on the size of their employers would not be consistent with 63 Pa.C.S. § 3111.

(28) If data is the basis for this regulation, please provide a description of the data, explain in detail how the data was obtained, and how it meets the acceptability standard for empirical, replicable and testable data that is supported by documentation, statistics, reports, studies or research. Please submit data or supporting materials with the regulatory package. If the material exceeds 50 pages, please provide it in a searchable electronic format or provide a list of citations and internet links that, where possible, can be accessed in a searchable format in lieu of the actual material. If other data was considered but not used, please explain why that data was determined not to be acceptable.

No data, studies or references were used to justify the regulation.

(29) Include a schedule for review of the regulation including:

A. The length of the public comment period: 30 days.

B. The date or dates on which public meetings or hearings will be held:
No public hearings were scheduled or held. The board discusses its regulatory proposals at regularly scheduled meetings. This rulemaking was discussed at public board meetings on September 11, 2019, October 17, 2019, February 13, 2020, September 30, 2020, February 20, 2021, and November 20, 2025. The proposed rulemaking was discussed and adopted at the public board meeting on November 20, 2025.

C. The expected date of promulgation of the proposed regulation as a final-form regulation: Winter 2026

D. The expected effective date of the final-form regulation: Upon publication as final.

E. The date by which compliance with the final-form regulation will be required: Upon publication as final.

F. The date by which required permits, licenses or other approvals must be obtained: N/A

(30) Describe the plan developed for evaluating the continuing effectiveness of the regulations after its implementation.

The board continually reviews the efficacy of its regulations, as part of its annual review process under Executive Order 1996-1. The board reviews its regulatory proposals at regularly scheduled public meetings. The board will meet on the following dates in 2026: March 19, April 30, June 4, July 16, August 27, October 16, and December 3. More information can be found on the board's website (www.dos.pa.gov/real).

ATTACHMENT “A”

16A-7024 Exposure Stakeholder List 07/28/2020

Member	Company
Barbara Walter	Adams County Tax Services
Deidre Hennon	Allegheny County Assessment Office
Troy Straitiff	Armstrong County Assessment Office
Kevin McIlwain	Beaver County Assessment Office
Joyce Hillegass	Bedford County Assessment Office
Kathe Stanislaw	Berks County Assessment Office
Deanna Heichel	Blair County Assessment Office
Donna Roof	Bradford County Assessment Office
Robert Bozena	Bucks County Assessment Office
Christopher Savage	Butler County Assessment Office
Tamra Forgan	Cambria County Assessment Office
Michele Reed	Cameron County Assessment Office
Kim Steigerwalt	Carbon County Assessment Office
Mark Kellerman	Centre County Assessment Office
Susan Caldwell	Chester County Assessment Office
Cherin Abdel Samie	Clarion County Assessment Office
Lisa Conrad	Clearfield County Assessment Office
Keith Yearick	Clinton County Assessment Office
David Good	Columbia County Assessment Office
Joseph Galbo	Crawford County Assessment Office
Bonnie Mahoney	Cumberland County Assessment Office
Steven Howe	Dauphin County Assessment Office
John Van Zelst	Delaware County Assessment Office
Tyler Daniels	Elk County Assessment Office
Scott Maas	Erie County Assessment Office
James Hercik	Fayette County Assessment Office
Michael Curtis Kiefer	Forest County Assessment Office
Jodi Martin	Franklin County Assessment Office
Michelle Sowers	Fulton County Assessment Office
Mary Ann Lewis	Greene County Assessment Office
Kenneth Tucker	Huntingdon County Assessment Office
Frank Sisko	Indiana County Assessment Office
Kimberely Powell	Jefferson County Assessment Office
Jeffrey Haines	Juniata County Assessment Office
Robert Foley	Lackawanna County Assessment Office
John Mavrides	Lancaster County Assessment Office
Charles Hardester	Lawrence County Assessment Office
Daniel Seaman	Lebanon County Assessment Office

Francis Unger	Lehigh County Assessment Office
Anthony Alu	Luzerne County Assessment Office
Brooke Wright	Lycoming County Assessment Office
Angelia Tennies	McKean County Assessment Office
Cathy Herriott	Mercer County Assessment Office
Merry Bratton	Mifflin County Assessment Office
Cindy Treible	Monroe County Assessment Office
Michael Palermo	Montgomery County Assessment Office
Michele Sharrow	Montour County Assessment Office
Cheryl Johnson	Northampton County Assessment Office
Tiffany Kaseman	Northumberland County Assessment Office
Michael Piper	Office of Property Assessment
Randy Waggoner	Perry County Assessment Office
Eugene Porterfield	Pike County Assessment Office
Jacob Ostrom	Potter County Assessment Office
Virginia Murray	Schuylkill County Assessment Office
Wendy Cook	Snyder County Assessment Office
C. Jane Rizzo	Somerset County Assessment Office
Kristin Montgomery	Sullivan County Assessment Office
Robert Hyde	Susquehanna County Assessment Office
Deborah Crawford	Tioga County Assessment Office
Joan Duncheskie	Union County Assessment Office
Robert Walter	Venango County Assessment Office
Karen Beardsley	Warren County Assessment Office
Raffaele Casale	Washington County Assessment Office
Cheryl Davies	Wayne County Assessment Office
William Ferraro	Westmoreland County Assessment Office
Catherine Voda	Wyoming County Assessment Office
Rachael White	York County Assessment Office

Jennifer Shockley	Pennsylvania Association of Realtors
Scott DiBiasio	Appraisal Institute
Miariam D'Elia	United One Resources
Holly Martz	Dauphin County Office of Tax Assessment & Tax Claim
Beth Riedel	Maryland Association of Appraisers
John Sozansky, MAI	Newmark Knight Frank
Louise Jeffers, SRA	Reape Jeffers & Assoc., Inc.
Kevin Hopkins	Clearbox
Eugene Rosky	Certified Real Estate Appraisals

John Noonan, VP/Compliance Manager	Community Bank Real Estate Solutions
Sean Monighan	M&T Bank, Credit Administration
Rita Altimari	
Steve Tsue	Collateral Risk Solutions, Inc
Beth Buell	
Bill Baker	
Dennis Scardilli	
Martha Lehman	
Todd Murphy	
John Brenan	
Dan Reisteter	Pennsylvania Bankers Association
Scott Hartman	Wm. A. Bigham Inc.
Patricia Allan	
Michelle Bradley	
Carissa Mulder	
Carol Knepper	
Christopher Huff	
Wayne Crawford	
Darrel Crimmins	
D Huber	
Danielle Bradley	
Timothy Fritsch	
Gary Carmosino	
Gary Heiland	
Ed Heindel	
James Kutz	
Jesse Roberts	
Justin Reis	
Karen Besanceney	
Pete Kovach	
Alexandra Matthews	
Michale Mccauley	
Michael Mignogna	
Ray Michalowski	
Nicholas Colombo	
Paul Kaufman	
Roberta McGettigan	MAA-McGettigan Appraisal Associates
Mark Smeltzer	
Susan Hope	
Greg Snyder	Snyder Appraisal Associates
Robert Luciani	Reape Jeffers & Assoc., Inc.

Reis Justin	Coalition of Pa Real
Schiffman Mark	REVAA
Brooks Claire	ASC
Howe Steve	

ATTACHMENT “B”

STATE BOARD OF CERTIFIED REAL ESTATE APPRAISERS
P.O. Box 2649
Harrisburg, PA 17105-2649

Telephone: (717) 783-1404
Fax: (717) 783-1404
Website: https://www.dos.pa.gov/real
E-Mail: ra-appraise@pa.gov

Courier Address:
2525 N. 7th Street
Harrisburg, PA 17110

APPLICATION FOR LICENSURE BY ENDORSEMENT AS A CERTIFIED PENNSYLVANIA EVALUATOR UNDER 63 PA.C.S. § 3111

PLEASE NOTE: **If a pending application is older than one year from the date submitted and the applicant wishes to continue the application process, the State Board of Certified Real Estate Appraisers (Board) shall require the applicant to submit a new application including the required fee.**

In order to complete the application process, many of the supporting documents associated with the application cannot be more than six months from the date of issuance. All background check documents cannot be older than 90 days from the date of issuance.

1. REQUIREMENTS

A. Hold a current license, certificate, registration or permit to practice as a property assessor/evaluator in good standing to practice as a property assessor/evaluator in a jurisdiction whose standards are substantially equivalent to or exceed those of the Board.

B. Demonstrates competency by one of the following:

- Experience in the practice of property assessment by demonstrating, at a minimum, that the applicant has actively engaged in the practice of property assessment in a jurisdiction or jurisdictions that has substantially equivalent licensure standards for at least 2 of the last 5 years immediately preceding the filing of the application with the Board **and** achievement of a passing score on a Board-approved skills examination.

- Completion of 28 hours of continuing education that meet the requirements of §§ 36.261 and 36.262 of the Board's regulations (relating to continuing education requirements and continuing education subject matter) during the 24 months immediately preceding the date of the application **and** achievement of a passing score on a Board-approved skills examination.

C. Has not committed any act that constitutes grounds for refusal, suspension or revocation of a license, certification, registration or permit to practice property assessment under the act, 63 P.S. § 458.7, or Board regulations 49 Pa. Code Chapter 36, Subchapter C, and has not been disciplined by the jurisdiction that issued the license, certificate, registration or permit.

D. Has paid the $55 application fee.

E. Provides a copy of the current applicable law, regulation or other rule governing licensure, certification, registration or permit requirements and scope of practice in the jurisdiction that issued the license. The copy of the applicable law, regulation or other rule must include the enactment date. If the applicable law, regulation or other rule is in a language other than English, at the applicant's expense, the applicable law, regulation or other rule shall be translated by a professional translation service and verified to be complete and accurate.

2. APPLICATION CHECKLIST

Persons licensed in other jurisdictions who possess a current license, license, certificate or permit in good standing:

☐ Complete pages 1, 2 and 3 of the application.

If any documentation submitted in connection with this application will be received in a name other than the name under which you are applying, you must submit a copy of the legal document(s) indicating the name change (i.e., marriage certificate, divorce decree which indicates the retaking of your maiden name; legal document indicating the retaking of a maiden name, or court order).

- ☐ $55 Application Fee – Check or money order made payable to the Commonwealth of Pennsylvania. Fees are not refundable or transferable. If you do not receive the Board's approval to sit for the examination within one year from the date your application is received, you will be required to submit another application fee. A processing fee of $20.00 will be charged for any check or money order returned unpaid by your bank, regardless of the reason for non-payment.
- ☐ Have the out-of-state licensing authorities in which you hold or have held a license to practice as a property assessor/evaluator submit a letter of good standing directly to the State Board of Certified Real Estate Appraisers with a state seal affixed to the letter.
- ☐ A Criminal Background Check from the state in which you reside must be submitted. The criminal background check must be completed within 90 days of submission of this application to the Board. Pennsylvania background checks may be obtained at https://epatch.state.pa.us or from the Pennsylvania State Police Central Repository, 1800 Elmerton Ave., Harrisburg, PA 17110-9758, (717) 783-5593.

  (If you reside outside of Pennsylvania, you must contact the State Police from your jurisdiction.)

3. INFORMATION

A. Any change in disciplinary status between the date of submission of the application and the date of passing the examination must be reported to the Board in writing.

STATE BOARD OF CERTIFIED REAL ESTATE APPRAISERS

Mailing Address:
P.O. Box 2649
Harrisburg, PA 17105-2649
Telephone: (717) 783-1404
E-Mail: ra-appraise@pa.gov

Courier Address *(if using a mailing service that requires a street address):*
2525 N. 7th Street
Harrisburg, PA 17110
Fax: (717) 705-5540

APPLICATION FOR LICENSURE BY ENDORSEMENT AS A CERTIFIED PENNSYLVANIA EVALUATOR UNDER 63 PA.C.S. § 3111

INITIAL APPLICATION FEE: $55 PAYABLE TO THE COMMONWEALTH OF PENNSYLVANIA. FEES ARE NOT REFUNDABLE OR TRANSFERABLE. IF YOU DO NOT RECEIVE THE BOARD'S APPROVAL TO SIT FOR THE EXAMINATION WTIHIN ONE YEAR FROM THE DATE YOUR APPLICATION IS RECEIVED, YOU WILL BE REQUIRED TO SUBMIT ANOTHER APPLICATION FEE. A PROCESSING FEE OF $20.00 WILL BE CHARGED FOR ANY CHECK OR MONEY ORDER RETURNED UNPAID BY YOUR BANK, REGARDLESS OF THE REASON FOR NON-PAYMENT.

1. Name _____
(Last) (First) (Middle)

2. Will any documentation submitted in connection with this application be received in a name other than the name under which you are applying? YES ☐ NO ☐

   If yes, please provide the other name or names: _____

3. Address _____
(Street)

   _____
(City) (State) (Zip Code)

   *The address you provide is the address that will be associated with this application to which all correspondence will be mailed. Please note that licenses are **not forwardable.***

4. Telephone _____ Fax _____

5. E-Mail Address _____

6. Date of Birth _____

   Social Security Number: _____

7. Employment:

Are you presently employed by a governmental entity or revaluation company on contract with a governmental entity for real estate tax assessment for ad valorem taxation purposes?

Yes _____ No ____

Are you directly responsible for the valuation of real property for ad valorem taxation purposes?

Yes _____ No _____

8. Competency Requirement

Competency can be shown by experience and achieving a passing score on a Board-approved skills examination **OR** by continuing education and achieving a passing score on a Board-approved skills examination.

Experience:

Have you actively engaged in the practice of property assessment in in a jurisdiction or jurisdictions that has substantially equivalent licensure standards for at least 2 of the last 5 years immediately preceding the filing of this application?

Yes _____ No _____

If yes, provide a curriculum vitae demonstrating this experience.

Continuing Education:

Have you completed 28 credit hours of continuing education that meet the requirements of sections 36.261 and 36.262 of the Board's regulations within the 24 months preceding the filing of this application?

Yes _____ No _____

If yes, provide copies of your course completion certificates.

Examination:

Have you achieved a passing score on the Pennsylvania Certified Evaluator examination?

Yes _____ No _____

If yes, provide a copy of your examination results.

9. Name state where initial license to practice as a property assessor/evaluator was issued.

_____

Date initial license was issued _____.

List any other state, territory or country where you hold or have held a license/certificate to practice as a property assessor/evaluator

_____

Have the licensing authority listed above submit a letter of good standing (verification of licensure) directly to the Board with state seal affixed to the letter. Provide a copy of the current applicable law, regulation or other rule governing licensure, certification, registration or permit requirements and scope of practice in the jurisdiction that issued the license.

		YES	NO
10.	Do you hold, or have you ever held, a license, certificate, permit, registration or other authorization to practice any other profession in any state or jurisdiction? If you answered YES to the above question, please provide the profession and state or jurisdiction. Please do not abbreviate the profession. _____ _____	☐	☐

	The Board must receive verification of any license, certificate, permit, registration or other authorization to practice any other profession directly from the state or jurisdiction. *PLEASE NOTE: The Board does NOT need to receive verification for licenses issued by one of the licensing boards within the Pennsylvania Bureau of Professional and Occupational Affairs.*		
If you answer YES to any of the following questions, provide complete details as well as copies of relevant documents to the Board office.		**YES**	**NO**
11.	Have you had disciplinary action taken against a professional or occupational license, certificate, permit, registration or other authorization to practice a profession or occupation issued to you in any state or jurisdiction or have you agreed to voluntary surrender in lieu of discipline?	☐	☐
12.	Do you currently have any disciplinary charges pending against your professional or occupational license, certificate, permit or registration in any state or jurisdiction?	☐	☐
13.	Have you withdrawn an application for a professional or occupational license, certificate, permit or registration, had an application denied or refused, or for disciplinary reasons agreed not to apply or reapply for a professional or occupational license, certificate, permit or registration in any state or jurisdiction?	☐	☐
14.	Do you currently have any criminal charges pending and unresolved in any state or jurisdiction?	☐	☐
15.	Do you currently engage in, or have you ever engaged in, the intemperate or habitual use of alcohol or narcotics, hallucinogenic or other drugs or substances that may impair judgement or coordination?	☐	☐

NOTICE: Disclosing your Social Security Number on this application is mandatory in order for the State Boards to comply with the requirements of the Federal Social Security Act pertaining to Child Support Enforcement, as implemented in the Commonwealth of Pennsylvania at 23 Pa.C.S. § 4304.1(a). At the request of the Department of Human Services (DHS), the licensing boards must provide to DHS information prescribed by DHS about the licensee, including the social security number.

Applicant's Statement:

I verify that this application is in the original format as supplied by the Department of State and has not been altered or otherwise modified in any way. I am aware of the criminal penalties for tampering with public records or information under 18 Pa.C.S. § 4911.

I verify that the statements in this application are true and correct to the best of my knowledge, information and belief. I understand that false statements are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities) and may result in the suspension, revocation or denial of my license, certificate, permit or registration.

Applicant's Signature _____ Date _____

CDL-1

FACE SHEET
FOR FILING DOCUMENTS
WITH THE LEGISLATIVE REFERENCE BUREAU

(Pursuant to Commonwealth Documents Law)

RECEIVED

Independent Regulatory
Review Commission

April 14, 2026

DO NOT WRITE IN THIS SPACE

Copy below is hereby approved as to form and legality. Attorney General	Copy below is here by certified to be a true and correct copy of a document issued, prescribed or promulgated by:	Copy below is hereby approved as to form and legality. Executive or Independent Agencies.
BY: Katherine P. Zimmerman (DEPUTY ATTORNEY GENERAL)	State Board of Certified Real Estate Appraisers (AGENCY)	BY: Addie A. Adelson (Deputy General Counsel) (Chief Counsel, Independent Agency) (Strike inapplicable title)
4/2/2026 DATE OF APPROVAL	DOCUMENT/FISCAL NOTE NO. 16A - 7024 DATE OF ADOPTION: BY: Mark V. Smeltzer Sr.	3/6/2026 DATE OF APPROVAL
☐ Check if applicable Copy not approved. Objections attached.	TITLE: Chairperson (EXECUTIVE OFFICER, CHAIRMAN OR SECRETARY)	☐ Check if applicable. No Attorney General approval or objection within 30 days after submission.

NOTICE OF PROPOSED RULEMAKING

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS
STATE BOARD OF CERTIFIED REAL ESTATE APPRAISERS

TITLE 49 PA. CODE CHAPTER 36, SUBCHAPTER C

§§ 36.201, 36.226 and 36.227

LICENSURE BY ENDORSEMENT- CERTIFIED PENNSYLVANIA EVALUATORS

The State Board of Certified Real Estate Appraisers (board) proposes to amend Chapter 36, Subchapter C by proposing to amend § 36.201 (relating to definitions) and to add §§ 36.226 and 36.227 (relating to licensure by endorsement) to read as set forth in Annex A.

Effective date

This proposed rulemaking will be effective upon publication of the final-form rulemaking in the *Pennsylvania Bulletin*.

Statutory Authority

Section 3111 of Chapter 63 of the Pennsylvania Consolidated Statutes (relating to licensure by endorsement) requires licensing boards and commissions to "issue a license, certificate, registration or permit to an applicant to allow practice in this Commonwealth" provided the applicant meets the following criteria: "[h]olds a current license, certificate, registration or permit from another state, territory or country" whose licensing "requirements are substantially equivalent to or exceed the requirements… in this Commonwealth;" "demonstrates competency;" "[h]as not committed any act that constitutes grounds for refusal, suspension or revocation of a license, certificate, registration or permit to practice that profession or occupation in this Commonwealth, unless the board or commission determines" such conduct is not an impediment to granting the "license, certificate, registration or permit", "[i]s in good standing and has not been disciplined by the jurisdiction that issued the license, certificate, registration or permit, unless the… board or… commission determines" such conduct is not an impediment to granting the "license, certificate, registration or permit" and the applicant pays fees, as established by regulation. Additionally, 63 Pa.C.S. § 3111 authorizes boards and commissions to "issue a provisional license, certificate, registration, or permit" while an applicant is satisfying the remaining requirements for licensure by endorsement, for which the board must set by regulation the terms of expiration.

The act of July 1, 2020 (P.L 575, No. 53) added 63 Pa.C.S. § 3111 as part of the consolidation of the act of July 2, 1993 (P.L. 345, No. 48) (Act 48) (repealed) into 63 Pa.C.S. Chapter 31 (relating to powers and duties). The text of 63 Pa.C.S. § 3111 was originally added to Act 48 by the act of July 1, 2019 (P.L. 292, No. 41).

Section 3 of the Assessors Certification Act (63 P.S. § 458.3) grants the board the authority to "promulgate rules and regulations consistent with the statutes of this Commonwealth to administer and enforce the provisions of this act." Section 506 of the Admin. Code (71 P.S. §186) empowers the heads of all administrative departments, the several independent administrative boards and commissions, the several departmental administrative boards and commissions to prescribe rules and regulations not inconsistent with law, for the government of their respective departments, boards, or commissions.

Background and Need for the Amendments

This proposed rulemaking is needed to effectuate 63 Pa.C.S. § 3111, which requires the board to issue a license or certificate to applicants who meet the requirements for licensure by endorsement as set forth in 63 Pa.C.S. § 3111(a)(1). Under 63 Pa.C.S. § 3111(a)(1), the board must determine whether standards for licensure are substantially equivalent to or exceed those established by the board. Additionally, 63 Pa.C.S. § 3111(a)(2) requires the board to determine the methods of competency, including completion of continuing education or experience in the profession or occupation for at least 2 of the 5 years immediately preceding the filing of the application, and must establish, by regulation, the expiration of the provisional endorsement license. This proposed rulemaking sets forth the criteria for eligibility for licensure by endorsement as a Certified Pennsylvania Evaluator, including the specific methods required for an applicant to demonstrate competency. It also sets forth the requirements for granting a provisional endorsement

license.

In accordance with the requirements of Executive Order 1996-1 (4 Pa. Code §§ 1.371—1.382), on July 28, 2020, the board sent an exposure draft of this proposed rulemaking to interested parties. At the September 30, 2020, public meeting, the board considered the written comments and information submitted to the board in response to the exposure draft. The stakeholders' comments were generally supportive of the proposed regulation. One commentor qualified his support by stating that individuals should be considered for licensure by endorsement provided they have to sit for the examination, expressing concern about the competency of applicants who might have been grandfathered into assessor jobs with minimal requirements and no examinations. The exposure draft and the proposed regulation would require all candidates to demonstrate competency by passing a board-approved skills examination in addition to meeting experience or continuing education requirements; therefore, the concern of the commentor was addressed by the board.

Description of the Proposed Amendments

The board proposes to amend § 36.201 (relating to definitions) by adding a definition for the term "jurisdiction" consistent with 63 Pa.C.S. § 3111. Proposed § 36.226 (relating to licensure by endorsement) requires an applicant to satisfy six criteria required for licensure by endorsement. Under subsection (a)(1), an applicant shall have a current license, certification, registration or permit in good standing to practice property assessment in another jurisdiction whose standards are substantially equivalent to or exceed standards established by the board under section 6 of the act (63 P.S. § 458.6) and § 36.221 (relating to qualification for certification as a Pennsylvania evaluator). Proposed subsection 36.226(a)(1) further requires an applicant to submit a copy of the current applicable law, regulation or other rule governing licensure, certification, registration or

permit requirements and scope of practice in the jurisdiction that issued the license, certificate, registration or permit. This proposed rulemaking would also require that the copy of the applicable law, regulation or other rule include the enactment date. Additionally, because 63 Pa.C.S. § 3111 is applicable to territories and other countries that use languages other than English, where the applicable law, regulation or other rule is in a language other than English, the board would require translation of the applicable law, regulation or other rule by a professional translation service at the applicant's expense.

Proposed § 36.226(a)(2) requires demonstration of competency. Under this provision, an applicant would be required to provide proof of competency by demonstrating either: 1) experience in the practice of the profession and a passing score on the board administered Certified Pennsylvania Evaluator by Endorsement Exam or another equivalent board-approved skills examination; or 2) completion of continuing education and a passing score on the board administered Certified Pennsylvania Evaluator by Endorsement Exam or another equivalent board-approved skills examination. To demonstrate competency by experience, an applicant must demonstrate active engagement in the practice of the profession for at least 2 of the 5 years immediately preceding the filing of the application under a license, certificate, registration or permit in a substantially equivalent jurisdiction, or jurisdictions, that issued the license, certificate, registration or permit. To demonstrate competency through completion of continuing education, an applicant must submit proof of completion of 28 hours of continuing education that meets the requirements of §§ 36.261 and 36.262 (relating to continuing education requirements; and continuing education subject matter). The continuing education must be completed during the 24 months immediately preceding the date of the application. The board proposes completion of the continuing education within 24 months immediately preceding the date of the application because

a 24-month limitation correlates with the board's biennial renewal continuing education requirement.

The board also proposes to require a passing score on the board-administered Certified Pennsylvania Evaluator by Endorsement Exam or other equivalent board-approved skills examination, when demonstrating competency by either experience or continuing education. The Certified Pennsylvania Evaluator by Endorsement Exam is a 40-question examination that covers Pennsylvania-specific property assessment issues, Pennsylvania law and regulations, and the Uniform Standards of Professional Appraisal Practice (USPAP). The board recognizes that requirements for evaluators or tax assessors vary from state to state, particularly concerning calculation of property taxes. The Certified Pennsylvania Evaluator by Endorsement Exam will ensure that the applicant has the requisite competence to practice in the Commonwealth as an evaluator.

Proposed subsections (a)(3) and (4) incorporate the statutory prohibitions in 63 Pa.C.S. § 3111 pertaining to conduct that would constitute grounds for refusal, suspension or revocation of a license, certificate, registration or permit to practice the profession or occupation, and prior discipline by the jurisdiction that issued the license.

Proposed subsection (a)(5) provides for the payment of an application fee, as required by 63 Pa.C.S. § 3111(a)(5). The applicable fee for licensure by endorsement under 63 Pa.C.S. § 3111 is the same as the application fee for Certified Pennsylvania Evaluators in § 36.6 (relating to fees), which is currently $55 on the board's fee schedule.

Next, proposed § 36.226(a)(6) requires applicants to satisfy application requirements, as set forth Subchapter C in the manner and format prescribed by the board. In proposed subsection (b), the board may require a personal interview or additional information to assist the board in

determining eligibility and competency. When a personal interview is necessary, the applicant may request the interview to be conducted by video teleconference for good cause shown.

Consistent with 63 Pa.C.S. § 3111(a)(3) and (4), proposed subsection (c) authorizes the board, in its discretion, to determine that an act prohibited under section 7 of the act (63 P.S. § 458.7) or disciplinary action by a jurisdiction are not impediments to the granting of a license, certification, registration or a permit by endorsement under 63 Pa.C.S. § 3111. The board routinely considers whether discipline or prohibited acts are impediments to licensure. The types of things it considers include the facts and circumstances surrounding the prohibited act or disciplinary action; an increase in age or maturity of the individual since the date of the prohibited act or disciplinary action; disciplinary history or lack of disciplinary history before and after the date of the prohibited act or disciplinary action; successful completion of education and training activities relating to the prohibited act or disciplinary action; and any other information relating to the fitness of the individual for licensure.

Furthermore, consistent with section 63 Pa.C.S. § 3111(b), proposed § 36.227 provides that the board, in its discretion, may issue a provisional endorsement license while an applicant is satisfying remaining requirements under 63 Pa.C.S. § 3111 and proposed § 36.226. Proposed § 36.227(b)(1) sets the expiration of a provisional endorsement license at 1 year, unless the board determines that an expiration date of less than 1 year is appropriate. Additionally, upon a written request, the board may extend the term of the license upon a showing of good cause. Proposed subsection (c) sets forth reasons for which a provisional endorsement license will be terminated by the board, including when the board denies or grants a license, when the provisional endorsement licensee fails to comply with the terms of a provisional endorsement license or upon expiration of a provisional endorsement license. Finally, proposed subsection (d) clarifies that

while an individual may reapply for a license by endorsement under proposed § 36.226, the board will not issue a subsequent provisional endorsement license to an applicant who previously held a provisional endorsement license that expired or was terminated.

Fiscal Impact and Paperwork Requirements

This proposed rulemaking will have no adverse fiscal impact on the Commonwealth or its political subdivisions. The costs to the board related to processing applications for licensure by endorsement will be recouped through fees paid by applicants. Applicants who apply for licensure by endorsement will be impacted by the $55 initial application fee in § 36.6 and the expense associated with demonstrating competency be either experience or continuing education and achievement of a passing score on the Certified Pennsylvania Evaluator by Endorsement Exam or other board-approved skills examination. Those who choose to demonstrate competency by completing 28 hours of continuing education will also have to incur the continuing education expenses. This expense is incurred by all certificate holders under the board, who are required to complete 28 classroom hours of continuing education as a condition of renewal for the next biennial renewal period.

Sunset Date

The board continuously monitors the cost effectiveness of the board's regulations. Therefore, no sunset date has been assigned.

Regulatory Review

Under section 5(a) of the Regulatory Review Act (71 P.S. § 745.5(a)), on April 14, 2026, the board submitted a copy of this proposed rulemaking and a copy of a Regulatory Analysis Form to the Independent Regulatory Review Commission (IRRC) and to the Chairpersons of the Professional Licensure Committee of the House of Representatives (HPLC) and to the

Chairpersons of the Consumer Protection and Professional Licensure Committee of the Senate (SCP/PLC). A copy of this material is available to the public upon request.

Under section 5(g) of the Regulatory Review Act, IRRC may convey comments, recommendations or objections to the proposed rulemaking within 30 days of the close of the public comment period. The comments, recommendations or objections shall specify the regulatory review criteria in section 5.2 of the Regulatory Review Act (71 P.S. § 745.5b) which have not been met. The Regulatory Review Act specifies detailed procedures for review, prior to final publication of the rulemaking, by the board, the General Assembly and the Governor.

Public Comment

Interested persons are invited to submit written comments, recommendations or objections regarding this proposed rulemaking to Ronald K. Rouse, Esquire, Board Counsel, at P.O. Box 69523, Harrisburg, PA 17106-9523 or by e-mail at RA-STRegulatoryCounsel@pa.gov within 30 days of publication of this proposed rulemaking in the *Pennsylvania Bulletin*. Please reference 16A-7024 (Licensure by Endorsement), when submitting comments.

Mark V. Smeltzer, Sr.
Chairman

ANNEX A

TITLE 49. PROFESSIONAL AND VOCATIONAL STANDARDS

PART I. DEPARTMENT OF STATE

Subpart A. PROFESSIONAL AND OCCUPATIONAL AFFAIRS

CHAPTER 36. STATE BOARD OF CERTIFIED REAL ESTATE APPRAISERS

Subchapter C. CERTIFIED PENNSYLVANIA EVALUATORS

GENERAL PROVISIONS

§ 36.201. Definitions.

The following words and terms, when used in this subchapter, have the following meanings, unless the context clearly indicates otherwise:

* * * * *

Immediate family—A parent, spouse, child, brother, sister, grandparent or grandchild and, when living in the family household (or under a common roof), all other individuals related by blood or marriage.

***Jurisdiction*—a state, territory or country.**

Real estate appraisal—A written analysis, opinion, or conclusion relating to the nature, quality, value or utility of specified interests in, or aspects of, identified real property, for or in expectation of compensation.

* * * * *

QUALIFICATIONS FOR CERTIFICATION

* * * * *

§ 36.226. Licensure by endorsement.

(a) *Requirements for issuance*. To be issued a license by endorsement under 63 Pa.C.S. § 3111 (relating to licensure by endorsement), an applicant shall satisfy all of the following conditions:

(1) Have a current license, certification, registration or permit in good standing to practice property assessment in another jurisdiction whose licensure standards are substantially equivalent to or exceed those established under section 6 of the act (63 P.S. § 468.6) and § 36.221 (relating to qualifications for certification as a Pennsylvania evaluator) of this subchapter. The following apply:

(i) An applicant shall submit a copy of the current applicable law, regulation or other rule governing licensure, certification, registration or permit requirements and scope of practice in the jurisdiction that issued the license, certificate, registration or permit.

(ii) If the applicable law, regulation or other rule is in a language other than English, at the applicant's expense, the applicable law, regulation or other rule shall be translated by a professional translation service and verified to be complete and accurate.

(iii) The copy of the applicable law, regulation or other rule must include the enactment date.

(2) Demonstrate competency by one of the following:

(i) Experience in the practice of property assessment by demonstrating, at a minimum, that the applicant has actively engaged in the practice of property assessment under a license, certificate, registration or permit in a jurisdiction or jurisdictions that have substantially equivalent licensure standards, for at least 2 of the 5 years immediately preceding the filing of the application with the board and achievement of a passing score on the board administered Certified Pennsylvania Evaluator by Endorsement Exam or another equivalent board-approved skills examination.

(ii) Completion of 28 hours of continuing education that meet the requirements of §§ 36.261 and 36.262 (relating to continuing education requirements; and continuing education subject matter) during the 24 months immediately preceding the date of the application and achievement of a passing score on the board administered Certified Pennsylvania Evaluator by Endorsement Exam or another equivalent board-approved skills examination.

(3) Have not committed any act that constitutes grounds for refusal, suspension or revocation of a license, certification, registration or permit to practice property assessment under section 7 of the act (63 P.S. § 458.7).

(4) Have not been disciplined by the jurisdiction that issued the license, certificate, registration or permit.

(5) Have paid the Certified Pennsylvania Evaluator application fee as required under § 36.6 (relating to fees).

(6) Have applied for licensure in accordance with this subchapter in the manner and format prescribed by the board.

(b) *Interview and additional information*. An applicant may be required to appear before the board for a personal interview and may be required to submit additional information, including supporting documentation relating to competency and experience. The applicant may request an interview to be conducted by video teleconference for good cause shown.

(c) *Prohibited acts and discipline*. Notwithstanding subsections (a)(3) and (4), the board may, in its discretion, determine that an act prohibited under subsection (a)(3) or disciplinary action by a jurisdiction is not an impediment to the granting of a license by endorsement under 63 Pa.C.S. § 3111.

§ 36.227. Provisional Endorsement License.

(a) *Provisional endorsement license*. The board may, in its discretion, issue a provisional endorsement license to an applicant while the applicant is satisfying remaining requirements for licensure by endorsement under 63 Pa.C.S. § 3111 (relating to licensure by endorsement) and § 36.226 of this subchapter.

(b) *Expiration of a provisional endorsement license.*

(1) An individual holding a provisional endorsement license may practice for up to 1 year after issuance of the provisional endorsement license. The board, in its discretion, may determine that an expiration date of less than 1 year is appropriate.

(2) Upon a written request and a showing of good cause, the board may grant an extension of no longer than 1 year from the expiration date of the provisional endorsement license.

(c) *Termination of a provisional endorsement license.* A provisional endorsement license terminates if any of the following occurs:

(1) The board completes its assessment of the applicant and denies or grants the license.

(2) The holder of the provisional license fails to comply with the terms of a provisional endorsement license.

(3) The provisional license expires.

(d) *Reapplication.* An individual may reapply for licensure by endorsement under § 36.226 of this subchapter after expiration or termination of a provisional endorsement license; however, the board will not issue a subsequent provisional endorsement license.

Pennsylvania
Department of State

April 14, 2026

The Honorable George D. Bedwick., Chairman
INDEPENDENT REGULATORY REVIEW COMMISSION
Forum Place
555 Walnut Street, Suite 804
Harrisburg, PA 17101

Re: Proposed Rulemaking
State Board of Certified Real Estate Appraisers
16A-7024: Licensure by Endorsement- Certified Pennsylvania Evaluators

Dear Chairman Bedwick:

Enclosed is a copy of a proposed rulemaking package of the State Board of Certified Real Estate Appraisers pertaining to Licensure by Endorsement- Certified Pennsylvania Evaluators.

The Board will be pleased to provide whatever information the Commission may require during the course of its review of the rulemaking.

Sincerely,

Mark V. Smeltzer Sr., Chairperson
State Board of Certified Real Estate Appraisers

MVS/JAW/mas
Enclosures

cc: Arion Claggett, Acting Commissioner of Professional and Occupational Affairs
K. Kalonji Johnson, Deputy Secretary for Regulatory Programs
Robert Beecher, Policy Director, Department of State
Andrew LaFratte, Deputy Policy Director, Department of State
Miguel Ruiz, Assistant Deputy Secretary of Policy and Planning
Jason C. Giurintano, Deputy Chief Counsel, Department of State
Jacqueline A. Wolfgang, Senior Regulatory Counsel, Department of State
Ronald K. Rouse, Senior Counsel, State Board of Certified Real Estate Appraisers
State Board of Certified Real Estate Appraisers

Sheehe, Melanie

From: Monoski, Jesse <jesse.monoski@pasenate.com>
Sent: Tuesday, April 14, 2026 10:55 AM
To: Sheehe, Melanie; Dimm, Ian; Kelly, Joseph; Vazquez, Enid
Cc: Roland, Joel; Worthington, Amber
Subject: RE: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators

RECEIVED
Independent Regulatory Review Commission
April 14, 2026

Good morning,

This has been received.

Thank you,

Jesse Monoski

Jesse A. Monoski
Executive Director
Senate Consumer Protection & Professional Licensure Committee
Senator Lisa M. Boscola, Minority Chair
Room 458 Main Capitol Bldg., Harrisburg, Pa. 17120
Office: 717-787-4236 | Direct: 717-787-3506
www.senatorboscola.com

From: Sheehe, Melanie <msheehe@pa.gov>
Sent: Tuesday, April 14, 2026 10:15 AM
To: Monoski, Jesse <jesse.monoski@pasenate.com>; Dimm, Ian <ian.dimm@pasenate.com>; Kelly, Joseph <joseph.kelly@pasenate.com>; Vazquez, Enid <enid.vazquez@pasenate.com>
Cc: Roland, Joel <joeroland@pa.gov>; Worthington, Amber <agontz@pa.gov>
Subject: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators
Importance: High

EXTERNAL EMAIL

Please be advised that the State Board of Certified Real Estate Appraisers (Board) is electronically delivering the below-identified proposed rulemaking today Tuesday, April 14, 2026.

- **16A-7024** Licensure by Endorsement – Certified Pennsylvania Evaluators
  This proposed rulemaking effectuates 63 Pa.C.S. § 3111 (relating to licensure by endorsement) for applicants licensed in other jurisdictions where the licensure requirements are substantially equivalent to or exceed those established by the board. The board is required to determine methods of demonstrating competency, including completion of continuing education or experience in the profession or occupation for at least 2 of the preceding 5 years, and must establish, by regulation, the expiration of provisional endorsement licenses. This proposed rulemaking sets forth eligibility criteria for licensure by endorsement, the specific methods required to demonstrate competency, and requirements for provisional

endorsement licenses.

The Board is requesting a written (email) confirmation of receipt of this delivery from the designated contact person(s) from your office for the Majority or Minority Chair of your office effectuating the electronic delivery.

Thank you for your attention to this matter.

RECEIVED

Independent Regulatory
Review Commission

April 14, 2026

Melanie A. Sheehe
Legal Assistant II – Department of State
Governor's Office of General Counsel
2400 Thea Drive, Suite 201 | Harrisburg, PA 17110
Mailing address: P.O. BOX 69523 | Harrisburg, PA 17106-9523
Phone 717.710.2749 | Fax: 717.787.0251
msheehe@pa.gov | www.dos.pa.gov

Preferred Pronouns: She, Her, Hers

PRIVILEGED AND CONFIDENTIAL COMMUNICATION

The information transmitted is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. Any use of this information other than by the intended recipient is prohibited. If you receive this message in error, please send a reply e-mail to the sender and delete the material from any and all computers. Unintended transmissions shall not constitute waiver of the attorney-client or any other privilege.

This message and any attachment may contain privileged or confidential information intended solely for the use of the person to whom it is addressed. If the reader is not the intended recipient then be advised that forwarding, communicating, disseminating, copying or using this message or its attachments is strictly prohibited. If you receive this message in error, please notify the sender immediately and delete the information without saving any copies.

Sheehe, Melanie

From: Orchard, Kari L. <KOrchard@pahouse.net>
Sent: Tuesday, April 14, 2026 11:17 AM
To: Sheehe, Melanie; Barton, Jamie; Brett, Joseph D.
Cc: Roland, Joel; Worthington, Amber
Subject: RE: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators

RECEIVED

Independent Regulatory Review Commission

April 14, 2026

Received – thank you.

Kari Orchard
Executive Director (D) | House Professional Licensure Committee
Chairman Frank Burns, 72nd Legislative District

From: Sheehe, Melanie <msheehe@pa.gov>
Sent: Tuesday, April 14, 2026 10:16 AM
To: Orchard, Kari L. <KOrchard@pahouse.net>; Barton, Jamie <JBarton@pahouse.net>; Brett, Joseph D. <JBrett@pahouse.net>
Cc: Roland, Joel <joeroland@pa.gov>; Worthington, Amber <agontz@pa.gov>
Subject: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators
Importance: High

Please be advised that the State Board of Certified Real Estate Appraisers (Board) is electronically delivering the below-identified proposed rulemaking today Tuesday, April 14, 2026.

- **16A-7024** Licensure by Endorsement – Certified Pennsylvania Evaluators
  This proposed rulemaking effectuates 63 Pa.C.S. § 3111 (relating to licensure by endorsement) for applicants licensed in other jurisdictions where the licensure requirements are substantially equivalent to or exceed those established by the board. The board is required to determine methods of demonstrating competency, including completion of continuing education or experience in the profession or occupation for at least 2 of the preceding 5 years, and must establish, by regulation, the expiration of provisional endorsement licenses. This proposed rulemaking sets forth eligibility criteria for licensure by endorsement, the specific methods required to demonstrate competency, and requirements for provisional endorsement licenses.

The Board is requesting a written (email) confirmation of receipt of this delivery from the designated contact person(s) from your office for the Majority or Minority Chair of your office effectuating the electronic delivery.

Thank you for your attention to this matter.

Melanie A. Sheehe
Legal Assistant II – Department of State
Governor's Office of General Counsel
2400 Thea Drive, Suite 201 | Harrisburg, PA 17110
Mailing address: P.O. BOX 69523 | Harrisburg, PA 17106-9523
Phone 717.710.2749 | Fax: 717.787.0251
msheehe@pa.gov | www.dos.pa.gov

Sheehe, Melanie

RECEIVED

Independent Regulatory Review Commission

April 14, 2026

From: Nicole Sidle <Nsidle@pahousegop.com>
Sent: Tuesday, April 14, 2026 10:29 AM
To: Sheehe, Melanie; Cindy Sauder
Cc: Roland, Joel; Worthington, Amber
Subject: RE: [EXTERNAL]: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators

Good Morning,

This regulation is received.

Nicole

From: Sheehe, Melanie <msheehe@pa.gov>
Sent: Tuesday, April 14, 2026 10:17 AM
To: Nicole Sidle <Nsidle@pahousegop.com>; Cindy Sauder <Csauder@pahousegop.com>
Cc: Roland, Joel <joeroland@pa.gov>; Worthington, Amber <agontz@pa.gov>
Subject: [EXTERNAL]: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators
Importance: High

Please be advised that the State Board of Certified Real Estate Appraisers (Board) is electronically delivering the below-identified proposed rulemaking today Tuesday, April 14, 2026.

- **16A-7024** Licensure by Endorsement – Certified Pennsylvania Evaluators
  This proposed rulemaking effectuates 63 Pa.C.S. § 3111 (relating to licensure by endorsement) for applicants licensed in other jurisdictions where the licensure requirements are substantially equivalent to or exceed those established by the board. The board is required to determine methods of demonstrating competency, including completion of continuing education or experience in the profession or occupation for at least 2 of the preceding 5 years, and must establish, by regulation, the expiration of provisional endorsement licenses. This proposed rulemaking sets forth eligibility criteria for licensure by endorsement, the specific methods required to demonstrate competency, and requirements for provisional endorsement licenses.

The Board is requesting a written (email) confirmation of receipt of this delivery from the designated contact person(s) from your office for the Majority or Minority Chair of your office effectuating the electronic delivery.

Thank you for your attention to this matter.

Melanie A. Sheehe
Legal Assistant II – Department of State
Governor's Office of General Counsel
2400 Thea Drive, Suite 201 | Harrisburg, PA 17110
Mailing address: P.O. BOX 69523 | Harrisburg, PA 17106-9523
Phone 717.710.2749 | Fax: 717.787.0251

RECEIVED

Independent Regulatory Review Commission

April 14, 2026

Sheehe, Melanie

From: Smeltz, Jennifer <jmsmeltz@pasen.gov>
Sent: Tuesday, April 14, 2026 10:40 AM
To: Sheehe, Melanie
Subject: RE: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators

Received.

Jen Smeltz, Executive Director
Consumer Protection and Professional Licensure Committee
Office of Senator Pat Stefano
Phone: (717) 787-7175

From: Sheehe, Melanie <msheehe@pa.gov>
Sent: Tuesday, April 14, 2026 10:14 AM
To: Smeltz, Jennifer <jmsmeltz@pasen.gov>
Cc: Roland, Joel <joeroland@pa.gov>; Worthington, Amber <agontz@pa.gov>
Subject: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators
Importance: High

◉ CAUTION : External Email ◉

This Message Is From an External Sender
This message came from outside your organization.

Please be advised that the State Board of Certified Real Estate Appraisers (Board) is electronically delivering the below-identified proposed rulemaking today Tuesday, April 14, 2026.

- **16A-7024** Licensure by Endorsement – Certified Pennsylvania Evaluators
  This proposed rulemaking effectuates 63 Pa.C.S. § 3111 (relating to licensure by endorsement) for applicants licensed in other jurisdictions where the licensure requirements are substantially equivalent to or exceed those established by the board. The board is required to determine methods of demonstrating competency, including completion of continuing education or experience in the profession or occupation for at least 2 of the preceding 5 years, and must establish, by regulation, the expiration of provisional endorsement licenses. This proposed rulemaking sets forth eligibility criteria for licensure by endorsement, the specific methods required to demonstrate competency, and requirements for provisional endorsement licenses.

The Board is requesting a written (email) confirmation of receipt of this delivery from the designated contact person(s) from your office for the Majority or Minority Chair of your office effectuating the electronic delivery.

Thank you for your attention to this matter.

Melanie A. Sheehe
Legal Assistant II – Department of State
Governor's Office of General Counsel

2400 Thea Drive, Suite 201 | Harrisburg, PA 17110
Mailing address: P.O. BOX 69523 | Harrisburg, PA 17106-9523
Phone 717.710.2749 | Fax: 717.787.0251
msheehe@pa.gov | www.dos.pa.gov

RECEIVED

Independent Regulatory
Review Commission

April 14, 2026

Preferred Pronouns: She, Her, Hers

PRIVILEGED AND CONFIDENTIAL COMMUNICATION

The information transmitted is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. Any use of this information other than by the intended recipient is prohibited. If you receive this message in error, please send a reply e-mail to the sender and delete the material from any and all computers. Unintended transmissions shall not constitute waiver of the attorney-client or any other privilege.

RECEIVED

Independent Regulatory Review Commission

April 14, 2026

Sheehe, Melanie

From: Bulletin <bulletin@palrb.us>
Sent: Tuesday, April 14, 2026 12:02 PM
To: Sheehe, Melanie; Leah Brown; Adeline E. Gaydosh
Cc: Roland, Joel; Worthington, Amber
Subject: [External] Re: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators

ATTENTION: *This email message is from an external sender. Do not open attachments or click links from unknown senders. To report suspicious email, use the Report Phishing button in Outlook.*

Hello Melanie!
Thank you for submitting Proposed Rulemaking 16A-7024. A member of our staff will be in touch regarding the publication date of this Proposed Rulemaking.
Enjoy this beautiful day!
Leah

From: Sheehe, Melanie <msheehe@pa.gov>
Sent: Tuesday, April 14, 2026 11:50 AM
To: Bulletin <bulletin@palrb.us>; Leah Brown <lbrown@palrb.us>; Adeline E. Gaydosh <agaydosh@palrb.us>
Cc: Roland, Joel <joeroland@pa.gov>; Worthington, Amber <agontz@pa.gov>
Subject: DELIVERY NOTICE OF: REGULATION # 16A-7024 Licensure by Endorsement - Certified Pennsylvania Evaluators

Please be advised that the State Board of Certified Real Estate Appraisers (Board) is electronically delivering the below-identified proposed rulemaking today Tuesday, April 14, 2026.

- **16A-7024** Licensure by Endorsement – Certified Pennsylvania Evaluators
  This proposed rulemaking effectuates 63 Pa.C.S. § 3111 (relating to licensure by endorsement) for applicants licensed in other jurisdictions where the licensure requirements are substantially equivalent to or exceed those established by the board. The board is required to determine methods of demonstrating competency, including completion of continuing education or experience in the profession or occupation for at least 2 of the preceding 5 years, and must establish, by regulation, the expiration of provisional endorsement licenses. This proposed rulemaking sets forth eligibility criteria for licensure by endorsement, the specific methods required to demonstrate competency, and requirements for provisional endorsement licenses.

The Board is requesting a written (email) confirmation of receipt of this delivery from the designated contact person(s) from your office effectuating the electronic delivery.

Thank you for your attention to this matter.

Melanie A. Sheehe
Legal Assistant II – Department of State
Governor's Office of General Counsel
2400 Thea Drive, Suite 201 | Harrisburg, PA 17110
Mailing address: P.O. BOX 69523 | Harrisburg, PA 17106-9523
Phone 717.710.2749 | Fax: 717.787.0251