

2025 Regular Session

HOUSE BILL NO. 288

BY REPRESENTATIVE BOYD

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AN ACT

To amend and reenact R.S. 37:3408(B) and 3415.2(3) and (4) and to repeal R.S. 37:3398(C) and 3415.10(D), relative to real estate appraisers; to provide for continuing education requirements; to provide for definitions; to repeal in regards to an application time line; to repeal a sunset provision; to provide for effective dates; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 37:3408(B) and 3415.2(3) and (4) are hereby amended and reenacted to read as follows:

§3408. Continuing education requirements

* * *

~~B.(1)~~ Prior to renewal of a registration or a license, regardless of classification, the renewal applicant shall obtain not less than twenty-eight hours of continuing education credit, or its equivalent, in courses approved by the board and in accordance with the Real Property Appraiser Qualification Criteria, or its successor, as developed and periodically amended by the Appraiser Qualifications Board.

~~(2) All appraisers regardless of registration or license class shall obtain a minimum of seven continuing education credit hours regarding the Uniform Standards of Professional Appraisal Practice (USPAP) each renewal period, which shall be credited toward the total continuing education required by Paragraph (1) of this Subsection.~~

* * *

1 §3415.2. Definitions

2 As used in this Chapter, the following words have the meanings ascribed to
3 them in this Section unless the context clearly indicates otherwise:

4 * * *

5 (3)(a) "Appraisal management company" ~~means, in connection with valuing~~
6 ~~properties collateralizing mortgage loans or mortgages incorporated into a~~
7 ~~securitization, any third party that annually oversees a network panel of more than~~
8 ~~fifteen licensed appraisers in the state or twenty-five or more licensed appraisers in~~
9 ~~two or more states and is authorized either by a creditor of a consumer credit~~
10 ~~transaction secured by a consumer's principal dwelling or by an underwriter of, or~~
11 ~~other principal in, the secondary mortgage markets to do both of the following:~~
12 means a person that does all of the following:

13 ~~(i)(a) Recruit, select, contract with, or otherwise retain an appraiser for the~~
14 ~~purpose of performing an appraisal and to verify any work performed by the~~
15 ~~appraiser for compliance with applicable state and federal requirements. Provides~~
16 appraisal management services to creditors or to secondary mortgage market
17 participants, including affiliates.

18 ~~(ii)(b) Manage the process of having an appraisal performed, including but~~
19 ~~not limited to providing administrative duties, receiving appraisal orders and~~
20 ~~appraisal reports, submitting completed appraisal reports to creditors and~~
21 ~~underwriters, collecting fees from creditors and underwriters for services provided,~~
22 ~~and reimbursing appraisers for services performed. Provides appraisal management~~
23 services in connection with valuing a consumer's principal dwelling as security for
24 a consumer credit transaction or incorporating such transactions into securitizations.

25 ~~(iii) Within a given twelve-month period, as defined in 12 C.F.R. 34.212(d),~~
26 oversees an appraiser panel of more than fifteen state-certified or state-licensed
27 appraisers in a state or twenty-five or more state-certified or state-licensed appraisers
28 in two or more states, as described in 12 C.F.R. 34:212.

29 (b) An appraisal management company does not include a department or
30 division of an entity that provides appraisal management services only to that entity.

1 (4) "Appraisal management services" means ~~the process of receiving a~~
2 ~~request for the performance of real estate appraisal services from a client, and for a~~
3 ~~fee paid by the client, entering into an agreement with one or more independent~~
4 ~~appraisers to perform the real estate appraisal services contained in the request. one~~
5 ~~or more of the following:~~

6 (a) Recruiting, selecting, and retaining appraisers.

7 (b) Contracting with state-certified or state-licensed appraisers to perform
8 appraisal assignments.

9 (c) Managing the process of having an appraisal performed, including
10 providing administrative services such as receiving appraisal orders and appraisal
11 reports, submitting completed appraisal reports to creditors and secondary market
12 participants, collecting fees from creditors and secondary market participants for
13 services provided, and paying appraisers for services performed.

14 (d) Reviewing and verifying the work of appraisers.

15 * * *

16 Section 2. R.S. 37:3398(C) and 3415.10 (D) are hereby repealed in their entirety.

17 Section 3. Section 1 of this Act shall become effective on January 1, 2026.

18 Section 4. Sections 2, 3, and this Section shall become effective upon signature by
19 the governor or, if not signed by the governor, upon expiration of the time for bills to
20 become law without signature by the governor, as provided by Article III, Section 18 of the
21 Constitution of Louisiana. If vetoed by the governor and subsequently approved by the
22 legislature, this Act shall become effective on the day following such approval.

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____