

Subcommittee notes for meeting on SB 5 – regarding changes to real estate appraisal licensing and mentoring

1-21-05

Attending:

Jill Caldwell and Grace Berger from the Department of Labor Business and Professional Licensing

Tim Moore – chair, Board of Real Estate Appraisers

Sen. Dave Lewis

Sen. Frank Smith

Pat Murdo (taking notes)

Moore – Board understands there are concerns about the 100-mile radius and it plans to revisit that issue regardless of what happens in the Legislature.

Moore - There is a concern that mentors will circumvent the rules, never going to a community where the mentored appraiser is working.

Berger – Pointed out that Montana is not a mandatory licensing state. Texas is a mandatory licensing state. A licensed real estate appraiser is necessary only for federal appraisals. SB 5 would not create more appraisers who can do federally approved appraisals.

Sen. Smith – pointed out that lenders are bringing in appraisers from out of state. He noted the rule isn't helping either.

Moore – suggested contacting Don Andrews of Polson, on the Board, who is familiar with BIA appraisals.

Sen. Lewis – pointed out that a person who is qualified to appraise is qualified to mentor. He noted that constituents in Wheatland and Golden Valley counties are having trouble getting appraisals done.

Moore – noted that rural appraisals are the hardest to do.

Sen. Lewis – noted the board's promise to review the rule and also mentioned Sen. Balyeat's interest in doubling both the mileage radius and the number of trainees per mentor.

Moore – said there would be a public hearing when rules are revised. The board is to meet in March. (not yet posted). He said there is interest in revising the 100-mile radius. No one was exactly certain where the 100-mile radius originated, but thought possibly it was a national standard. He noted there was a board concern about increasing the number of people a mentor can train.