

House _____ Amendment NO. _____

Offered By _____

1 AMEND House Committee Substitute for Senate Committee Substitute for Senate Bill No. 83, Page 113,
2 Section 321.690, Line 28, by inserting after all of said section and line, the following:
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4 "339.501. 1. Beginning July 1, 1999, it shall be unlawful for any person in this state to act as a real
5 estate appraiser, or to directly or indirectly, engage or assume to engage in the business of real estate appraisal
6 or to advertise or hold himself or herself out as engaging in or conducting such business without first
7 obtaining a license or certificate issued by the Missouri real estate appraisers commission as provided in
8 sections 339.500 to 339.549.

9 2. Except for licenses issued to appraisal management companies under section 339.511, no license
10 or certificate shall be issued pursuant to sections 339.500 to 339.549 to a partnership, association, corporation,
11 firm or group; except that, nothing in this section shall preclude a state-licensed or state-certified real estate
12 appraiser from rendering appraisals for, or on behalf of, a partnership, association, corporation, firm or group,
13 provided the appraisal report is prepared by, or under the immediate personal direction of the state-licensed or
14 state-certified real estate appraiser and is reviewed and signed by such state-licensed or state-certified
15 appraiser.

16 3. Any person who is not state licensed or state certified pursuant to sections 339.500 to 339.549 may
17 assist a state-licensed or state-certified real estate appraiser in the performance of an appraisal; provided that,
18 such person is personally supervised by a state-licensed or state-certified appraiser and provided further that
19 any appraisal report rendered in connection with the appraisal is reviewed and signed by the state-licensed or
20 state-certified real estate appraiser.

21 4. Nothing in sections 339.500 to 339.549 shall abridge, infringe upon or otherwise restrict the right
22 to use the term "certified ad valorem tax appraiser" or any similar term by persons performing ad valorem tax
23 appraisals.

24 5. The provisions of sections 339.500 to 339.549 shall not be construed to require a license or
25 certificate for:

26 (1) Any person, partnership, association or corporation who, as owner, performs appraisals of
27 property owned by such person, partnership, association or corporation;

28 (2) Any licensed real estate broker or salesperson who prepares a comparative market analysis or a
29 broker price opinion;

30 (3) Any employee of a local, state or federal agency who performs appraisal services within the scope
31 of his or her employment; except that, this exemption shall not apply where any local, state or federal agency
32 requires an employee to be registered, licensed or certified to perform appraisal services;

33 (4) Any employee of a federal or state-regulated lending agency or institution;

34 (5) Any agent of a federal or state-regulated lending agency or institution in a county of third or
35 fourth classification; or

36 (6) Any property owner or any agent of or any person employed by the property owner representing
37 the owner in any proceeding appealing the assessment of the owner's property before any board of
38 equalization, as authorized under chapter 138."; and

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40 Further amend said bill by amending the title, enacting clause, and intersectional references accordingly.
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Action Taken _____ Date _____