

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**HB 2213 - SB 2144**

February 12, 2020

**SUMMARY OF BILL:** Requires each Appraisal Management Company (AMC) applying for registration with the Real Estate Appraiser Commission (Commission), to certify to the Commission that no person with an ownership interest in the AMC, rather than ownership of more than 10 percent, has had an appraiser license or certificate refused, denied, cancelled, revoked, or surrendered in lieu of revocation. Establishes that an AMC is required to provide written notice regarding reasons why an appraiser is removed from its appraiser panel regardless of the date the appraiser was added to the panel, rather than only if the appraiser was removed within 30 days of appointment.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- The Appraisal Subcommittee (ASC) of the Federal Financial Institutions Council is the federal overseer of state AMC regulatory programs.
- According to ASC regulation, a state AMC is required to notify appraisers on its appraiser panel of removal regardless of the date of appointment to its panel. Additionally, a state AMC will be removed from the national registry if any person with an ownership interest in the AMC has had an appraiser license or certificate refused, denied, cancelled, or surrendered in lieu of revocation.
- The proposed legislation will ensure Tennessee AMC registration regulations are compliant with federal ASC policies and will have no significant impact to the procedures of the Commission.
- Pursuant to Tenn. Code Ann. § 4-29-121, all regulatory boards and commissions are required to be self-sufficient over any two-year period. The Real Estate Appraiser Commission experienced a surplus of \$240,420 in FY17-18, a surplus of \$58,082 in FY18-19, and had a cumulative reserve balance of \$2,379,496 on June 30, 2019.
- No significant fiscal impact to state or local government.

**IMPACT TO COMMERCE:**

**NOT SIGNIFICANT**

Assumptions:

- The proposed legislation will ensure an AMC registered in Tennessee is compliant with federal ASC policies.
- No significant impact to jobs or commerce in Tennessee.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner". The signature is written in a cursive, flowing style.

Krista Lee Carsner, Executive Director

/agr