



General Assembly

January Session, 2001

**Raised Bill No. 1353**

LCO No. 4515

Referred to Committee on Insurance and Real Estate

Introduced by:  
(INS)

**AN ACT CONCERNING REAL ESTATE APPRAISERS AND  
NONRESIDENT APPLICANTS.**

Be it enacted by the Senate and House of Representatives in General  
Assembly convened:

1 Section 1. Section 20-501 of the general statutes is repealed and the  
2 following is substituted in lieu thereof:

3 (a) No person shall act as a real estate appraiser or provisional  
4 appraiser or engage in the real estate appraisal business without the  
5 appropriate certification, license, limited license or provisional license  
6 issued by the commission, unless exempted by the provisions of  
7 sections 20-500 to 20-528, inclusive, as amended by this act.

8 (b) No person licensed as a limited appraiser shall perform an  
9 appraisal in connection with a federally related transaction, as defined  
10 in FIRREA. Notwithstanding any provision of this chapter: (1) Limited  
11 appraiser licenses and renewals of such limited appraiser licenses  
12 issued pursuant to [the provisions of] this chapter shall expire no later  
13 than September 30, 2006; [. No] and (2) no limited appraiser licenses  
14 shall be issued or renewed on or after October 1, 2006.

15 (c) Notwithstanding any provision of this chapter: (1) Licenses and  
16 renewals for licensed appraisers issued pursuant to this chapter shall  
17 expire no later than September 30, 2003; and (2) no such license shall be  
18 issued or renewed on or after October 1, 2003.

19 Sec. 2. Section 20-515 of the general statutes is repealed and the  
20 following is substituted in lieu thereof:

21 (a) A [nonresident of this state] person who is licensed in another  
22 state as a real estate appraiser may become a real estate appraiser in  
23 this state by conforming to all of the provisions of sections 20-500 to  
24 20-528, inclusive, as amended by this act. The commission shall  
25 recognize a current, valid certification, license or provisional license, as  
26 the case may be, issued to a currently practicing, competent real estate  
27 appraiser by another state as satisfactorily qualifying such  
28 [nonresident] appraiser for a certification, license or provisional  
29 license, as the case may be, as a real estate appraiser under said  
30 sections, provided: (1) The laws of the state [of] in which such  
31 [nonresident] appraiser is [a resident require that applicants for  
32 certifications, licenses or provisional licenses, as the case may be, as  
33 real estate appraiser permit certifications, licenses or provisional  
34 licenses to be issued to residents] licensed allow certifications, licenses  
35 or provisional licenses, as the case may be, to be issued to a resident of  
36 this state, without examination, who is certified, licensed or  
37 provisionally licensed, as the case may be, under said sections [,  
38 without examination] 20-500 to 20-528, inclusive, as amended by this  
39 act, and (2) the certification, licensing and provisional licensing  
40 requirements of the state [of] in which such [nonresident] appraiser is  
41 a resident are substantially similar to [,] or higher than those of this  
42 state, including establishment of competency by written examination  
43 in the case of licensed and certified appraisers, and such appraiser has  
44 no disciplinary proceeding or unresolved complaint pending against  
45 such [nonresident] appraiser. If the applicant is [a resident of] licensed  
46 in a state [which] that does not have such requirements, such applicant  
47 shall be certified, licensed or provisionally licensed by a state in

48 accordance with Section 1116 of Title XI of FIRREA.

49 (b) Every [nonresident] applicant who is licensed in another state  
50 shall file an irrevocable consent that suits and actions may be  
51 commenced against such applicant in the proper court in any judicial  
52 district of the state in which a cause of action may arise or in which the  
53 plaintiff may reside, by the service of any process or pleading,  
54 authorized by the laws of this state, on the [chairman] chairperson of  
55 the commission, such consent stipulating and agreeing that such  
56 service of such process or pleading shall be taken and held in all courts  
57 to be as valid and binding as if service had been made upon such  
58 applicant in this state. If any process or pleadings mentioned in this  
59 chapter are served upon the [chairman] chairperson of the  
60 commission, it shall be by duplicate copies, one of which shall be filed  
61 in the office of the commission, and the other immediately forwarded  
62 by registered or certified mail, to the applicant against whom such  
63 process or pleadings are directed, at the last-known address of such  
64 applicant as shown by the records of the commission. No default in  
65 any such proceedings or action shall be taken unless it appears by  
66 affidavit of the [chairman] chairperson of the commission that a copy  
67 of the process or pleading was mailed to the defendant as required in  
68 this subsection, and no judgment by default shall be taken in any such  
69 action or proceeding within twenty days after the date of mailing of  
70 such process or pleading to the [nonresident] out-of-state defendant.

71 (c) The Commissioner of Consumer Protection, with the advice and  
72 assistance of the commission, pursuant to Section 1122(a) of Title XI of  
73 FIRREA, shall adopt [such reasonable] regulations, in accordance with  
74 chapter 54, as the commissioner deems necessary to effectuate  
75 certification, licensing and provisional licensing of [nonresident]  
76 persons who are licensed in other states as appraisers. Such  
77 certification, licensing and provisional licensing shall be recognized on  
78 a temporary basis in this state. The fee for a temporary certification,  
79 license or provisional license shall be one hundred dollars. The  
80 temporary certification, license or provisional license shall be effective

81 for one hundred eighty days from issuance and may be extended for  
82 one additional period not to exceed one hundred eighty days for no  
83 additional fee.

84 Sec. 3. Section 20-317 of the general statutes is repealed and the  
85 following is substituted in lieu thereof:

86 (a) A [nonresident of this state] person licensed in another state as a  
87 real estate broker or salesperson may become a real estate broker or  
88 real estate salesperson in this state by conforming to all of the  
89 provisions of this chapter. The commission shall recognize a current,  
90 valid license issued to a currently practicing, competent real estate  
91 broker or real estate salesperson by another state as satisfactorily  
92 qualifying [him] the broker or salesperson for a license as a real estate  
93 broker or real estate salesperson under this chapter, provided (1) the  
94 laws of the state [of] in which [he] the broker or salesperson is [a  
95 resident] licensed require that applicants for licenses as real estate  
96 brokers and real estate salespersons [shall] establish their competency  
97 by written examinations and [permit] allow licenses to be issued to  
98 residents of the state of Connecticut, licensed under this chapter,  
99 without examination, (2) the licensure requirements of such state are  
100 substantially similar to or higher than those of this state, and (3) [such]  
101 the broker or salesperson has no disciplinary proceeding or unresolved  
102 complaint pending against [him] the broker or salesperson. If the  
103 applicant is [a resident of] licensed in a state [which] that does not  
104 have such [requirement] requirements, such applicant shall be  
105 required to pass the Connecticut portion of the real estate examination.

106 (b) Every [nonresident] applicant licensed in another state shall file  
107 an irrevocable consent that suits and actions may be commenced  
108 against such applicant in the proper court in any judicial district of the  
109 state in which a cause of action may arise or in which the plaintiff may  
110 reside, by the service of any process or pleading, authorized by the  
111 laws of this state, on the [chairman] chairperson of the commission,  
112 such consent stipulating and agreeing that such service of such process

113 or pleading shall be taken and held in all courts to be as valid and  
114 binding as if service had been made upon such applicant in the state of  
115 Connecticut. If any process or pleadings under this chapter are served  
116 upon the [chairman] chairperson, it shall be by duplicate copies, one of  
117 which shall be filed in the office of the commission, and the other  
118 immediately forwarded by registered or certified mail, to the applicant  
119 against whom such process or pleadings are directed, at the last-  
120 known address of such applicant as shown by the records of the  
121 commission. No default in any such proceedings or action shall be  
122 taken unless it appears by affidavit of the [chairman] chairperson of  
123 the commission that a copy of the process or pleading was mailed to  
124 the defendant as required by this subsection, and no judgment by  
125 default shall be taken in any such action or proceeding within twenty  
126 days after the date of mailing of such process or pleading to the  
127 [nonresident] out-of-state defendant.

***INS***      *Joint Favorable*