



General Assembly

January Session, 2003

Amendment

LCO No. 5045

HB0652105045HR0

Offered by:

REP. HARKINS, 120th Dist.

To: House Bill No. 6521

File No. 174

Cal. No. 145

"AN ACT CONCERNING REAL ESTATE APPRAISER LICENSING REQUIREMENTS."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Section 20-526 of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2003*):

5 The provisions of sections 20-500 to 20-528, inclusive, concerning the
6 certification, licensing, limited licensing or provisional licensing of real
7 estate appraisers shall not apply to:

8 (1) [any] Any person under contract with a municipality who
9 performs a revaluation of real estate for assessment purposes pursuant
10 to section 12-62; [, and (2) any licensed real estate broker or real estate
11 salesperson who estimates the value of real estate as part of a market
12 analysis performed for the purpose of (A) a prospective listing or sale
13 of such real estate, (B) providing information to the seller or landlord
14 under a listing agreement, or (C) providing information to a

15 prospective buyer or tenant under a buyer or tenant agency
 16 agreement, provided such estimate of value shall not be referred to or
 17 be construed as an appraisal.]

18 (2) Any owner of nonresidential real estate, or the owner's designee,
 19 who appeals an assessment on such property to the local board of
 20 assessment appeals in accordance with section 12-111, and estimates
 21 the value of real estate for purposes of the appeal; and

22 (3) Any real estate broker or real estate salesperson licensed in this
 23 state who estimates the value of real estate as a part of a market
 24 analysis performed for the purpose of (A) a prospective listing, sale,
 25 lease or rental of such real estate, (B) providing information to the
 26 seller or landlord under a listing agreement, (C) providing information
 27 to a prospective buyer or tenant under a buyer or tenant agency
 28 agreement, or (D) providing information for real estate involved in an
 29 employee relocation program, provided any such estimate of value
 30 provided pursuant to subparagraphs (A) to (D), inclusive, of this
 31 subdivision shall not be referred to or be construed as an appraisal.
 32 Compensation may be charged for such service either as a part of the
 33 commission or brokerage fee for the listing, sale, lease or rental of
 34 property, or as a separate charge for the market analysis service. Such
 35 market analyses shall include the following disclosure in bold fourteen
 36 point type: "This opinion or analysis is not an appraisal. It is intended
 37 only for the benefit of the addressee for the purpose of assisting buyers
 38 or sellers or prospective buyers or sellers in deciding the listing,
 39 offering, sale, lease or rental price of real property. It is not intended
 40 for any other purpose or subsequent use, including, but not limited to,
 41 assessment, estate, lending or litigation purposes."

This act shall take effect as follows:	
Section 1	October 1, 2003