



General Assembly

**Substitute Bill No. 5517**

February Session, 2008

\*            HB05517INS            031108            \*

**AN ACT CONCERNING REAL ESTATE APPRAISERS.**

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

1       Section 1. Section 20-518 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2008*):

3       The Department of Consumer Protection [may] shall, upon the  
4 request of the commission or upon the verified complaint in writing of  
5 any person, provided such complaint, or such complaint together with  
6 evidence, documentary or otherwise, represented in connection with  
7 such complaint, shall make out a prima facie case, investigate the  
8 actions of any real estate appraiser or any person who assumes to act  
9 in any of such capacities within this state. The commission shall have  
10 the power [temporarily] to temporarily suspend or permanently [to]  
11 revoke any certification, license, limited license or provisional license,  
12 as the case may be, issued under the provisions of sections 20-500 to  
13 20-528, inclusive, and in addition to, or in lieu of, such suspension or  
14 revocation, may [, in its discretion,] impose a fine of not more than one  
15 thousand dollars for the first offense at any time when, after  
16 proceedings as provided in section 20-519, it finds that the certification  
17 holder, licensee, limited licensee or provisional licensee has by false or  
18 fraudulent misrepresentation obtained a certification, license, limited  
19 license or provisional license, as the case may be, or that the  
20 certification holder, licensee, limited licensee or provisional licensee is

21 guilty of any of the following: (1) Making any material  
22 misrepresentation; (2) making any false promise of a character likely to  
23 influence, persuade or induce; (3) acting for more than one party in a  
24 transaction without the knowledge of all parties for whom he or she  
25 acts; (4) permitting a party with an interest in a real estate transaction  
26 to unduly influence the independent judgment of such certification  
27 holder, licensee, limited licensee or provisional licensee as pertains to  
28 such transaction; (5) conviction in a court of competent jurisdiction of  
29 this or any other state of forgery, embezzlement, obtaining money  
30 under false pretenses, larceny, extortion, conspiracy to defraud, or  
31 other like offense or offenses, provided suspension or revocation  
32 under this subdivision shall be subject to the provisions of section 46a-  
33 80; [(5)] (6) any act or conduct [which] that constitutes dishonest,  
34 fraudulent or improper dealings; [(6)] (7) a violation of any provision  
35 of sections 20-500 to 20-528, inclusive, or any regulation adopted under  
36 said sections.

|   |                        |        |
|---|------------------------|--------|
| This act shall take effect as follows and shall amend the following sections: |                        |        |
| Section 1   | <i>October 1, 2008</i> | 20-518 |

**Statement of Legislative Commissioners:**

Technical changes were made for accuracy.

**INS**      *Joint Favorable Subst.-LCO*