OLR Bill Analysis
sHB 7286 (as amended by House "A")*

AN ACT CONCERNING HOME INSPECTORS AND APPRAISERS.

SUMMARY

This bill requires the Department of Consumer Protection (DCP) commissioner or her agent to publish, maintain, and annually update a list of all DCP-licensed home inspectors on the department’s website.

The bill also allows the commissioner, before issuing or renewing an appraisal management company’s registration, to determine to her satisfaction that the company compensates independent appraisers at a “customary and reasonable” rate, in compliance with the federal Truth in Lending Act (15 U.S.C. § 1639e(i)). Under the federal law, the rate is based on the market area of the property being appraised and evidence for the fees may be set by objective third-party information, such as government agency fee schedules, academic studies, and independent private sector surveys.

*House Amendment “A” replaces the underlying bill’s provision requiring lenders and their agents to compensate real estate appraisers at a “customary and reasonable” rate with the provision allowing DCP to determine if appraisal management companies compensate appraisers at such a rate as part of the companies’ registration process.

EFFECTIVE DATE: October 1, 2019

COMMITTEE ACTION

General Law Committee

Joint Favorable Substitute

Yea 16  Nay 0  (03/21/2019)