AN ACT CONCERNING HOME INSPECTORS AND APPRAISERS.

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

Section 1. (NEW) (Effective October 1, 2019) The Commissioner of Consumer Protection or his or her duly authorized agent shall publish and maintain a list of all home inspectors licensed pursuant to chapter 400f of the general statutes on the Department of Consumer Protection's Internet web site. Such list shall be updated by the commissioner or his or her agent on an annual basis.

Sec. 2. (NEW) (Effective October 1, 2019) (a) Lenders and their agents shall compensate real estate appraisers certified or licensed pursuant to chapter 400g of the general statutes at a rate that is customary and reasonable for appraisal services performed in the market area of the property being appraised. Evidence for such fees may be established by objective third-party information, including, but not limited to, government agency fee schedules, academic studies and independent private sector surveys. Fee studies shall exclude assignments ordered by known appraisal management companies. For purposes of this section, "lenders" and "agents" have the same meaning as provided in 12 CFR 226, as amended from time to time.

(b) Lenders and their agents shall be presumed to have complied with the customary and reasonable fee requirement described in subsection (a) of this section if such lenders and their agents: (1) Pay a
fee reasonably related to recent rates paid for comparable appraisal
services performed in the geographic market of the property, as
informed by the following factors: (A) The type of property, (B) the
scope of work, (C) the time in which the appraisal shall be performed,
(D) the appraiser's qualifications, (E) the appraiser's experience and
professional record, and (F) the appraiser's work quality, or (2) pay a
fee based on objective third-party information, including, but not
limited to, fee schedules, studies and independent surveys of recent
appraisal fees, excluding fees paid by appraisal management
companies.

(c) Lenders and their agents may arrive at an appraisal fee in a
manner not specified in subsection (a) or (b) of this section. Whether
such fee is customary and reasonable shall depend on all relevant facts
and circumstances, without a presumption of either compliance or
violation of this section.

This act shall take effect as follows and shall amend the following
sections:

| Section 1 | October 1, 2019 | New section |
| Sec. 2    | October 1, 2019 | New section |