

SECOND REGULAR SESSION

# SENATE BILL NO. 873

96TH GENERAL ASSEMBLY

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INTRODUCED BY SENATOR LEMBKE.

Read 1st time February 29, 2012, and ordered printed.

TERRY L. SPIELER, Secretary.

6088S.011

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## AN ACT

To repeal section 339.501, RSMo, and to enact in lieu thereof one new section relating to real estate appraisers.

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*Be it enacted by the General Assembly of the State of Missouri, as follows:*

Section A. Section 339.501, RSMo, is repealed and one new section  
2 enacted in lieu thereof, to be known as section 339.501, to read as follows:

339.501. 1. Beginning July 1, 1999, it shall be unlawful for any person  
2 in this state to act as a real estate appraiser, or to directly or indirectly, engage  
3 or assume to engage in the business of real estate appraisal or to advertise or  
4 hold himself or herself out as engaging in or conducting such business without  
5 first obtaining a license or certificate issued by the Missouri real estate  
6 appraisers commission as provided in sections 339.500 to 339.549.

7 2. No license or certificate shall be issued pursuant to sections 339.500 to  
8 339.549 to a partnership, association, corporation, firm or group; except that,  
9 nothing in this section shall preclude a state-licensed or state-certified real estate  
10 appraiser from rendering appraisals for, or on behalf of, a partnership,  
11 association, corporation, firm or group, provided the appraisal report is prepared  
12 by, or under the immediate personal direction of the state-licensed or  
13 state-certified real estate appraiser and is reviewed and signed by such  
14 state-licensed or state-certified appraiser.

15 3. Any person who is not state licensed or state certified pursuant to  
16 sections 339.500 to 339.549 may assist a state-licensed or state-certified real  
17 estate appraiser in the performance of an appraisal; provided that, such person  
18 is personally supervised by a state-licensed or state-certified appraiser and  
19 provided further that any appraisal report rendered in connection with the  
20 appraisal is reviewed and signed by the state-licensed or state-certified real

21 estate appraiser.

22 4. Nothing in sections 339.500 to 339.549 shall abridge, infringe upon or  
23 otherwise restrict the right to use the term "certified ad valorem tax appraiser"  
24 or any similar term by persons performing ad valorem tax appraisals.

25 5. The provisions of sections 339.500 to 339.549 shall not be construed to  
26 require a license or certificate for:

27 (1) Any person, partnership, association or corporation who, as owner,  
28 performs appraisals of property owned by such person, partnership, association  
29 or corporation;

30 (2) Any licensed real estate broker or salesperson who prepares a  
31 comparative market analysis or a broker price opinion;

32 (3) Any employee of a local, state or federal agency who performs  
33 appraisal services within the scope of his or her employment; except that, this  
34 exemption shall not apply where any local, state or federal agency requires an  
35 employee to be registered, licensed or certified to perform appraisal services;

36 (4) Any employee of a federal or state-regulated lending agency or  
37 institution;

38 (5) Any agent of a federal or state-regulated lending agency or institution  
39 in a county of third or fourth classification;

40 **(6) Any person employed by the property owner or agent of the**  
41 **property owner to represent that property owner in any proceeding**  
42 **appealing the assessment of the owner's property as authorized in**  
43 **chapter 138.**

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