



1997 ASSEMBLY BILL 846

March 2, 1998 - Introduced by Representatives OWENS and VRAKAS. Referred to Committee on Housing.

1 **AN ACT to repeal** 458.03 (2) (b), 458.06 (3) (c), 458.06 (4) (c) and 458.13 (2); **to**
2 **renumber and amend** 458.13 (1); **to consolidate, renumber and amend**
3 458.03 (2) (intro.) and (a); **to amend** 458.06 (3) (b), 458.06 (4) (b), 458.085 (title),
4 458.085 (1), 458.085 (2), 458.09 (2) (a), 458.09 (2) (b), 458.09 (3) and 458.11; and
5 **to create** 458.085 (3) of the statutes; **relating to:** experience and continuing
6 education requirements for certified general and residential appraisers and
7 licensed appraisers and granting rule-making authority.

Analysis by the Legislative Reference Bureau

Under current law, with certain exceptions, a person may not represent that he or she is a "Wisconsin certified appraiser", "Wisconsin certified general appraiser" or "Wisconsin certified residential appraiser" or use a similar title unless the department of regulation and licensing (DORL) has issued a general or residential appraiser certificate (certificate) to the person. In addition, with certain exceptions, a person may not use the title "Wisconsin licensed appraiser" or any similar title unless DORL has issued an appraiser license (license) or certificate to the person. A person who applies for a certificate must satisfy certain requirements, including having at least 2 years of experience as a general or residential appraiser. This bill eliminates the requirement that a person who applies for a certificate must have 2 years of experience as a general or residential appraiser. Instead, the bill requires

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that such a person must have experience that is specified in rules promulgated by DORL.

Also under current law, a person who has been issued a certificate or license must renew the certificate or license every 2 years. To qualify for renewal, a person must complete at least 20 hours of continuing education in courses approved by DORL. In addition, at the time of every 4th renewal, at least 15 of the continuing education hours must be in a course on professional standards and ethics and a person must pass an examination on such standards and ethics. This bill eliminates these requirements and requires instead that DORL promulgate rules that specify the continuing education requirements that a person must satisfy in order to renew a certificate or license.

For further information see the *state* fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

1 **SECTION 1.** 458.03 (2) (intro.) and (a) of the statutes are consolidated,
2 renumbered 458.03 (2) and amended to read:

3 458.03 (2) The department may ~~do any of the following:~~ (a) Prepare ~~prepare~~
4 letters and bulletins and conduct clinics disseminating information to appraisers.

5 **SECTION 2.** 458.03 (2) (b) of the statutes is repealed.

6 **SECTION 3.** 458.06 (3) (b) of the statutes is amended to read:

7 458.06 (3) (b) Submits evidence satisfactory to the department that he or she
8 has successfully completed the applicable educational and experience requirements
9 specified in the rules promulgated under s. 458.085 (1) and (2).

10 **SECTION 4.** 458.06 (3) (c) of the statutes is repealed.

11 **SECTION 5.** 458.06 (4) (b) of the statutes is amended to read:

12 458.06 (4) (b) Submits evidence satisfactory to the department that he or she
13 has successfully completed the applicable educational and experience requirements
14 specified in the rules promulgated under s. 458.085 (1) and (2).

15 **SECTION 6.** 458.06 (4) (c) of the statutes is repealed.

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1 **SECTION 7.** 458.085 (title) of the statutes is amended to read:

2 **458.085** (title) **Appraiser educational and, experience and continuing**
3 **education requirements; rules.**

4 **SECTION 8.** 458.085 (1) of the statutes is amended to read:

5 458.085 (1) Educational requirements for general and residential appraiser
6 certification and for appraiser licensure under this chapter.

7 **SECTION 9.** 458.085 (2) of the statutes is amended to read:

8 458.085 (2) Experience requirements for general and residential appraiser
9 certification and for appraiser licensure under this chapter.

10 **SECTION 10.** 458.085 (3) of the statutes is created to read:

11 458.085 (3) Continuing education requirements for renewal of certificates
12 issued under this chapter.

13 **SECTION 11.** 458.09 (2) (a) of the statutes is amended to read:

14 458.09 (2) (a) The period of experience required for general appraiser
15 certification under s. 458.06 (3) (e) the rules promulgated under s. 458.085 (2) shall
16 be reduced by the period that the applicant has been employed as an assessor of
17 commercial real estate or of both commercial real estate and residential real estate
18 and that the department determines is substantially equivalent to experience as a
19 general appraiser.

20 **SECTION 12.** 458.09 (2) (b) of the statutes is amended to read:

21 458.09 (2) (b) The period of experience required for residential appraiser
22 certification or appraiser licensure under s. 458.06 (4) (e) or 458.08 (3) (e) the rules
23 promulgated under s. 458.085 (2) shall be reduced by the period that the applicant
24 has been employed as an assessor of residential real estate or commercial real estate

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1 and that the department determines is substantially equivalent to experience as a
2 residential appraiser.

3 **SECTION 13.** 458.09 (3) of the statutes is amended to read:

4 458.09 (3) The number of hours of attendance at and completion of continuing
5 education programs or courses of study required under ~~s. 458.13 (1)~~ the rules
6 promulgated under s. 458.085 (3) shall be reduced by one hour for each hour of
7 attendance at and completion of, within the 2 years immediately preceding the date
8 on which the renewal application is submitted, continuing education programs or
9 courses of study that the applicant has attended and completed in order to continue
10 to qualify for employment as an assessor and that the department determines is
11 substantially equivalent to attendance at and completion of continuing education
12 programs or courses of study for certified general appraisers, certified residential
13 appraisers or licensed appraisers, as appropriate.

14 **SECTION 14.** 458.11 of the statutes is amended to read:

15 **458.11 Expiration and renewal.** Renewal applications shall be submitted
16 to the department on a form provided by the department on or before the applicable
17 renewal date specified under s. 440.08 (2) (a) and shall include the applicable
18 renewal fee specified under s. 440.08 (2) (a). Renewal of an appraiser certificate
19 automatically renews the individual's appraiser license without payment of the
20 renewal fee for the appraiser license or completion of any additional continuing
21 education requirements that would otherwise be required for renewal of the
22 appraiser license. Renewal applications shall be accompanied by proof of completion
23 of the continuing education requirements in s. 458.13. Notwithstanding s. 458.06 (3)
24 (b) 2. and (4) (b) 2., 1989 stats., and s. 458.08 (3) (b) 2. and (c) 2., 1991 stats., the
25 department may not renew a certificate that was granted under s. 458.06 (3) or (4)

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1 or 458.08 (3) before May 29, 1993, unless the holder of the certificate satisfies the
2 requirement in s. 458.06 (3) (b) or (4) (b) or 458.08 (3) (c), as appropriate submits
3 evidence satisfactory to the department that he or she has successfully completed the
4 applicable educational requirements specified in rules promulgated under s. 458.085
5 (1) and the department may not renew a certificate that was granted under s. 458.08
6 (3) before May 29, 1993, unless the holder of the certificate submits evidence
7 satisfactory to the department that he or she has successfully completed the
8 applicable education and experience requirements specified in rules promulgated
9 under s. 458.085 (1) and (2).

10 **SECTION 15.** 458.13 (1) of the statutes is renumbered 458.13 and amended to
11 read:

12 **458.13 Continuing education requirements.** At the time of renewal of a
13 certificate issued under this chapter, each applicant shall submit proof of attendance
14 at and completion of that, within the 2 years immediately preceding the date on
15 which the renewal application is submitted, he or she has satisfied the continuing
16 education programs or courses of study approved for at least 20 hours of credit by the
17 department requirements specified in the rules promulgated under s. 458.085 (3).

18 **SECTION 16.** 458.13 (2) of the statutes is repealed.

19 (END)