

[DISCUSSION DRAFT]116TH CONGRESS
1ST SESSION**H. R.** _____

To amend the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 to provide the Appraisal Subcommittee with the authority to modify annual registry fees for appraisal management companies, to maintain a registry of trainees and charge a lower trainee registry fee, and to allow grants to States to assist appraiser and potential appraiser compliance with the Real Property Appraiser Qualification Criteria, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mr. CLAY introduced the following bill; which was referred to the Committee
on _____

A BILL

To amend the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 to provide the Appraisal Subcommittee with the authority to modify annual registry fees for appraisal management companies, to maintain a registry of trainees and charge a lower trainee registry fee, and to allow grants to States to assist appraiser and potential appraiser compliance with the Real Property Appraiser Qualification Criteria, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “_____ Act
5 of 2019”.

6 **SEC. 2. ANNUAL REGISTRY FEES FOR APPRAISAL MANAGE-**
7 **MENT COMPANIES.**

8 Subparagraph (B) of section 1109(a)(4) of the Fi-
9 nancial Institutions Reform, Recovery, and Enforcement
10 Act of 1989 (12 U.S.C. 3338(a)(4)(B)) is amended—

11 (1) in clause (ii), by striking the period at the
12 end and inserting a semicolon; and

13 (2) by inserting after and below clause (ii) the
14 following:

15 “except that if the Appraisal Subcommittee de-
16 termines that the fees established under clause
17 (i) or (ii) result in adverse consequences or are
18 otherwise not appropriately tailored to meet the
19 goals of this paragraph, the Appraisal Sub-
20 committee may establish a new formula for
21 fees, which new formula may not take effect
22 until the Appraisal Subcommittee submits a re-
23 port to the Congress justifying its decision to
24 establish such a new formula, setting forth the

1 new formula, and explaining how the new for-
2 mula will affect such fees.”.

3 **SEC. 3. TRAINEE APPRAISERS.**

4 (a) MAINTENANCE ON NATIONAL REGISTRY.— Para-
5 graph (3) of section 1103(a) of the Financial Institutions
6 Reform, Recovery, and Enforcement Act of 1989 (12
7 U.S.C. 3332(a)(3)) is amended by striking “and licensed”
8 and inserting “, licensed, and trainee”.

9 (b) ANNUAL REGISTRY FEES.—Subparagraph (A) of
10 section 1109(a)(4) of the Financial Institutions Reform,
11 Recovery, and Enforcement Act of 1989 (12 U.S.C.
12 3338(a)(4)(A)) is amended—

13 (1) by inserting “including trainee appraisers,”
14 after “transactions,”;

15 (2) by inserting “except that the Appraisal Sub-
16 committee may, in its discretion, charge a fee for
17 trainee appraisers not exceeding \$20” after “\$40,”;
18 and

19 (3) by inserting before the semicolon the fol-
20 lowing: “; except that nothing in this subparagraph
21 may be construed to require a State to establish or
22 operate an program for trainee appraisers”.

23 (c) DEFINITION.—Section 1121 of the Financial In-
24 stitutions Reform, Recovery, and Enforcement Act of

1 1989 (12 U.S.C. 3350) is amended by adding at the end
2 the following new paragraph:

3 “(12) **TRAINEE APPRAISER.**—The term ‘trainee
4 appraiser’ means an individual who meets the min-
5 imum criteria established by the Appraiser Qualifica-
6 tion Board for a trainee appraiser license.”.

7 **SEC. 4. GRANTS TO NONPROFITS AND INSTITUTIONS OF**
8 **HIGHER EDUCATION FOR COMPLIANCE EF-**
9 **FORTS.**

10 Paragraph (5) of section 1109(b) of the Financial In-
11 stitutions Reform, Recovery, and Enforcement Act of
12 1989 (12 U.S.C. 3338(b)(5)) is amended by inserting
13 “nonprofit organizations, and institutions of higher edu-
14 cation” after “licensing agencies,”.

15 **SEC. 5. REQUIREMENT TO DISCLOSE APPRAISAL FEES.**

16 Section 4(c) of the Real Estate Settlement Proce-
17 dures Act of 1974 (12 U.S.C. 2603(c)) is amended by
18 striking “may” and inserting “shall”.