



This Bill Analysis reflects the contents of the bill as it was presented in committee.

HOUSE BILL 48: Delay Effective Date of Appraisal Board Rules.

2023-2024 General Assembly

Committee:	House Regulatory Reform. If favorable, re- refer to Rules, Calendar, and Operations of the House	Date:	March 29, 2023
Introduced by:	Reps. Howard, K. Hall, Biggs, Saine	Prepared by:	Kyle Evans Committee Counsel
Analysis of:	PCS to First Edition H48-CSBR-5		

OVERVIEW: *The Proposed Committee Substitute (PCS) to House Bill 48 would delay the effective date of certain rules adopted by the North Carolina Appraisal Board (Appraisal Board) subject to legislative review to December 31, 2025.*

The First Edition of the bill would have disapproved the rules, preventing them from becoming effective. The PCS instead delays the effective date of those rules.

CURRENT LAW & BACKGROUND:

The Administrative Procedure Act provides the mechanism for legislative disapproval of rules adopted by a State agency. [G.S. 150B-21.3](#) governs the effective date of rules, including rules disapproved by legislation.

Pursuant to 150B-21.3(b1), if a bill that specifically disapproves a rule subject to legislative review is introduced in either chamber of the General Assembly before the 31st legislative day, the rule becomes effective on the earlier of the date that the General Assembly takes unfavorable action on the bill or adjourns without ratifying the bill. If the disapproval bill becomes law, the disapproved rule does not become effective.

On April 19, 2022, the Appraisal Board adopted rules regarding appraiser qualifications, reporting, and supervision. The Rules Review Commission approved the rules on June 16, 2022, and six of these rules received 10 or more written objections, subjecting them to legislative review.

BILL ANALYSIS:

The PCS to H48 would delay the effective date of the six rules adopted by the North Carolina Appraisal Board subject to legislative review to December 31, 2025.

The rules that would be delayed by this bill propose to create an alternative method of meeting the licensure and certification requirements for appraisals using the Practical Applications of Real Estate Appraisal (PAREA) of the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board, as well as make other changes regarding appraiser trainee supervision, requirements, and reporting.

EFFECTIVE DATE: This act would be effective when it becomes law.

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