

As Passed by the House

132nd General Assembly

Regular Session

2017-2018

Sub. H. B. No. 213

Representative Dever

Cosponsors: Representatives Celebrezze, Antonio, Arndt, Ashford, Blessing, Boggs, Galonski, Hambley, Holmes, Ingram, Rogers, Seitz, Strahorn, Sweeney

A BILL

To amend sections 109.572, 121.08, 4763.01, 1
4763.02, 4763.03, 4763.05, 4763.08, 4763.11, 2
4763.12, 4763.13, 4763.14, 4763.15, 4763.17, and 3
4763.19 and to enact sections 4768.01, 4768.02, 4
4768.03, 4768.04, 4768.05, 4768.06, 4768.07, 5
4768.08, 4768.09, 4768.10, 4768.11, 4768.12, 6
4768.13, 4768.14, 4768.15, and 4768.99 of the 7
Revised Code to change the definition of 8
"appraisal" for purposes of the Real Estate 9
Appraiser Licensing Law, to make changes to 10
certain procedures and the exceptions to 11
licensure under that law, to regulate appraisal 12
management companies, and to declare an 13
emergency. 14
15

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. That sections 109.572, 121.08, 4763.01, 16
4763.02, 4763.03, 4763.05, 4763.08, 4763.11, 4763.12, 4763.13, 17
4763.14, 4763.15, 4763.17, and 4763.19 be amended and sections 18

4768.01, 4768.02, 4768.03, 4768.04, 4768.05, 4768.06, 4768.07, 19
4768.08, 4768.09, 4768.10, 4768.11, 4768.12, 4768.13, 4768.14, 20
4768.15, and 4768.99 of the Revised Code be enacted to read as 21
follows: 22

Sec. 109.572. (A) (1) Upon receipt of a request pursuant to 23
section 121.08, 3301.32, 3301.541, or 3319.39 of the Revised 24
Code, a completed form prescribed pursuant to division (C) (1) of 25
this section, and a set of fingerprint impressions obtained in 26
the manner described in division (C) (2) of this section, the 27
superintendent of the bureau of criminal identification and 28
investigation shall conduct a criminal records check in the 29
manner described in division (B) of this section to determine 30
whether any information exists that indicates that the person 31
who is the subject of the request previously has been convicted 32
of or pleaded guilty to any of the following: 33

(a) A violation of section 2903.01, 2903.02, 2903.03, 34
2903.04, 2903.11, 2903.12, 2903.13, 2903.16, 2903.21, 2903.34, 35
2905.01, 2905.02, 2905.05, 2907.02, 2907.03, 2907.04, 2907.05, 36
2907.06, 2907.07, 2907.08, 2907.09, 2907.21, 2907.22, 2907.23, 37
2907.25, 2907.31, 2907.32, 2907.321, 2907.322, 2907.323, 38
2911.01, 2911.02, 2911.11, 2911.12, 2919.12, 2919.22, 2919.24, 39
2919.25, 2923.12, 2923.13, 2923.161, 2925.02, 2925.03, 2925.04, 40
2925.05, 2925.06, or 3716.11 of the Revised Code, felonious 41
sexual penetration in violation of former section 2907.12 of the 42
Revised Code, a violation of section 2905.04 of the Revised Code 43
as it existed prior to July 1, 1996, a violation of section 44
2919.23 of the Revised Code that would have been a violation of 45
section 2905.04 of the Revised Code as it existed prior to July 46
1, 1996, had the violation been committed prior to that date, or 47
a violation of section 2925.11 of the Revised Code that is not a 48
minor drug possession offense; 49

(b) A violation of an existing or former law of this state, any other state, or the United States that is substantially equivalent to any of the offenses listed in division (A) (1) (a) of this section;

(c) If the request is made pursuant to section 3319.39 of the Revised Code for an applicant who is a teacher, any offense specified in section 3319.31 of the Revised Code.

(2) On receipt of a request pursuant to section 3712.09 or 3721.121 of the Revised Code, a completed form prescribed pursuant to division (C) (1) of this section, and a set of fingerprint impressions obtained in the manner described in division (C) (2) of this section, the superintendent of the bureau of criminal identification and investigation shall conduct a criminal records check with respect to any person who has applied for employment in a position for which a criminal records check is required by those sections. The superintendent shall conduct the criminal records check in the manner described in division (B) of this section to determine whether any information exists that indicates that the person who is the subject of the request previously has been convicted of or pleaded guilty to any of the following:

(a) A violation of section 2903.01, 2903.02, 2903.03, 2903.04, 2903.11, 2903.12, 2903.13, 2903.16, 2903.21, 2903.34, 2905.01, 2905.02, 2905.11, 2905.12, 2907.02, 2907.03, 2907.05, 2907.06, 2907.07, 2907.08, 2907.09, 2907.12, 2907.25, 2907.31, 2907.32, 2907.321, 2907.322, 2907.323, 2911.01, 2911.02, 2911.11, 2911.12, 2911.13, 2913.02, 2913.03, 2913.04, 2913.11, 2913.21, 2913.31, 2913.40, 2913.43, 2913.47, 2913.51, 2919.25, 2921.36, 2923.12, 2923.13, 2923.161, 2925.02, 2925.03, 2925.11, 2925.13, 2925.22, 2925.23, or 3716.11 of the Revised Code;

(b) An existing or former law of this state, any other state, or the United States that is substantially equivalent to any of the offenses listed in division (A) (2) (a) of this section. 80
81
82
83

(3) On receipt of a request pursuant to section 173.27, 173.38, 173.381, 3701.881, 5164.34, 5164.341, 5164.342, 5123.081, or 5123.169 of the Revised Code, a completed form prescribed pursuant to division (C) (1) of this section, and a set of fingerprint impressions obtained in the manner described in division (C) (2) of this section, the superintendent of the bureau of criminal identification and investigation shall conduct a criminal records check of the person for whom the request is made. The superintendent shall conduct the criminal records check in the manner described in division (B) of this section to determine whether any information exists that indicates that the person who is the subject of the request previously has been convicted of, has pleaded guilty to, or (except in the case of a request pursuant to section 5164.34, 5164.341, or 5164.342 of the Revised Code) has been found eligible for intervention in lieu of conviction for any of the following, regardless of the date of the conviction, the date of entry of the guilty plea, or (except in the case of a request pursuant to section 5164.34, 5164.341, or 5164.342 of the Revised Code) the date the person was found eligible for intervention in lieu of conviction: 84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104

(a) A violation of section 959.13, 959.131, 2903.01, 2903.02, 2903.03, 2903.04, 2903.041, 2903.11, 2903.12, 2903.13, 2903.15, 2903.16, 2903.21, 2903.211, 2903.22, 2903.34, 2903.341, 2905.01, 2905.02, 2905.05, 2905.11, 2905.12, 2905.32, 2905.33, 2907.02, 2907.03, 2907.04, 2907.05, 2907.06, 2907.07, 2907.08, 2907.09, 2907.21, 2907.22, 2907.23, 2907.24, 2907.25, 2907.31, 105
106
107
108
109
110

2907.32, 2907.321, 2907.322, 2907.323, 2907.33, 2909.02,	111
2909.03, 2909.04, 2909.22, 2909.23, 2909.24, 2911.01, 2911.02,	112
2911.11, 2911.12, 2911.13, 2913.02, 2913.03, 2913.04, 2913.05,	113
2913.11, 2913.21, 2913.31, 2913.32, 2913.40, 2913.41, 2913.42,	114
2913.43, 2913.44, 2913.441, 2913.45, 2913.46, 2913.47, 2913.48,	115
2913.49, 2913.51, 2917.01, 2917.02, 2917.03, 2917.31, 2919.12,	116
2919.121, 2919.123, 2919.22, 2919.23, 2919.24, 2919.25, 2921.03,	117
2921.11, 2921.12, 2921.13, 2921.21, 2921.24, 2921.32, 2921.321,	118
2921.34, 2921.35, 2921.36, 2921.51, 2923.12, 2923.122, 2923.123,	119
2923.13, 2923.161, 2923.162, 2923.21, 2923.32, 2923.42, 2925.02,	120
2925.03, 2925.04, 2925.041, 2925.05, 2925.06, 2925.09, 2925.11,	121
2925.13, 2925.14, 2925.141, 2925.22, 2925.23, 2925.24, 2925.36,	122
2925.55, 2925.56, 2927.12, or 3716.11 of the Revised Code;	123
(b) Felonious sexual penetration in violation of former	124
section 2907.12 of the Revised Code;	125
(c) A violation of section 2905.04 of the Revised Code as	126
it existed prior to July 1, 1996;	127
(d) A violation of section 2923.01, 2923.02, or 2923.03 of	128
the Revised Code when the underlying offense that is the object	129
of the conspiracy, attempt, or complicity is one of the offenses	130
listed in divisions (A) (3) (a) to (c) of this section;	131
(e) A violation of an existing or former municipal	132
ordinance or law of this state, any other state, or the United	133
States that is substantially equivalent to any of the offenses	134
listed in divisions (A) (3) (a) to (d) of this section.	135
(4) On receipt of a request pursuant to section 2151.86 of	136
the Revised Code, a completed form prescribed pursuant to	137
division (C) (1) of this section, and a set of fingerprint	138
impressions obtained in the manner described in division (C) (2)	139

of this section, the superintendent of the bureau of criminal 140
identification and investigation shall conduct a criminal 141
records check in the manner described in division (B) of this 142
section to determine whether any information exists that 143
indicates that the person who is the subject of the request 144
previously has been convicted of or pleaded guilty to any of the 145
following: 146

(a) A violation of section 959.13, 2903.01, 2903.02, 147
2903.03, 2903.04, 2903.11, 2903.12, 2903.13, 2903.15, 2903.16, 148
2903.21, 2903.211, 2903.22, 2903.34, 2905.01, 2905.02, 2905.05, 149
2907.02, 2907.03, 2907.04, 2907.05, 2907.06, 2907.07, 2907.08, 150
2907.09, 2907.21, 2907.22, 2907.23, 2907.25, 2907.31, 2907.32, 151
2907.321, 2907.322, 2907.323, 2909.02, 2909.03, 2909.22, 152
2909.23, 2909.24, 2911.01, 2911.02, 2911.11, 2911.12, 2913.49, 153
2917.01, 2917.02, 2919.12, 2919.22, 2919.24, 2919.25, 2923.12, 154
2923.13, 2923.161, 2925.02, 2925.03, 2925.04, 2925.05, 2925.06, 155
2927.12, or 3716.11 of the Revised Code, a violation of section 156
2905.04 of the Revised Code as it existed prior to July 1, 1996, 157
a violation of section 2919.23 of the Revised Code that would 158
have been a violation of section 2905.04 of the Revised Code as 159
it existed prior to July 1, 1996, had the violation been 160
committed prior to that date, a violation of section 2925.11 of 161
the Revised Code that is not a minor drug possession offense, 162
two or more OVI or OVUAC violations committed within the three 163
years immediately preceding the submission of the application or 164
petition that is the basis of the request, or felonious sexual 165
penetration in violation of former section 2907.12 of the 166
Revised Code; 167

(b) A violation of an existing or former law of this 168
state, any other state, or the United States that is 169
substantially equivalent to any of the offenses listed in 170

division (A) (4) (a) of this section. 171

(5) Upon receipt of a request pursuant to section 5104.013 172
of the Revised Code, a completed form prescribed pursuant to 173
division (C) (1) of this section, and a set of fingerprint 174
impressions obtained in the manner described in division (C) (2) 175
of this section, the superintendent of the bureau of criminal 176
identification and investigation shall conduct a criminal 177
records check in the manner described in division (B) of this 178
section to determine whether any information exists that 179
indicates that the person who is the subject of the request has 180
been convicted of or pleaded guilty to any of the following: 181

(a) A violation of section 2151.421, 2903.01, 2903.02, 182
2903.03, 2903.04, 2903.11, 2903.12, 2903.13, 2903.16, 2903.21, 183
2903.22, 2903.34, 2905.01, 2905.02, 2905.05, 2905.11, 2905.32, 184
2907.02, 2907.03, 2907.04, 2907.05, 2907.06, 2907.07, 2907.08, 185
2907.09, 2907.19, 2907.21, 2907.22, 2907.23, 2907.24, 2907.25, 186
2907.31, 2907.32, 2907.321, 2907.322, 2907.323, 2909.02, 187
2909.03, 2909.04, 2909.05, 2911.01, 2911.02, 2911.11, 2911.12, 188
2913.02, 2913.03, 2913.04, 2913.041, 2913.05, 2913.06, 2913.11, 189
2913.21, 2913.31, 2913.32, 2913.33, 2913.34, 2913.40, 2913.41, 190
2913.42, 2913.43, 2913.44, 2913.441, 2913.45, 2913.46, 2913.47, 191
2913.48, 2913.49, 2917.01, 2917.02, 2917.03, 2917.31, 2919.12, 192
2919.22, 2919.224, 2919.225, 2919.24, 2919.25, 2921.03, 2921.11, 193
2921.13, 2921.14, 2921.34, 2921.35, 2923.01, 2923.12, 2923.13, 194
2923.161, 2925.02, 2925.03, 2925.04, 2925.05, 2925.06, or 195
3716.11 of the Revised Code, felonious sexual penetration in 196
violation of former section 2907.12 of the Revised Code, a 197
violation of section 2905.04 of the Revised Code as it existed 198
prior to July 1, 1996, a violation of section 2919.23 of the 199
Revised Code that would have been a violation of section 2905.04 200
of the Revised Code as it existed prior to July 1, 1996, had the 201

violation been committed prior to that date, a violation of 202
section 2925.11 of the Revised Code that is not a minor drug 203
possession offense, a violation of section 2923.02 or 2923.03 of 204
the Revised Code that relates to a crime specified in this 205
division, or a second violation of section 4511.19 of the 206
Revised Code within five years of the date of application for 207
licensure or certification. 208

(b) A violation of an existing or former law of this 209
state, any other state, or the United States that is 210
substantially equivalent to any of the offenses or violations 211
described in division (A) (5) (a) of this section. 212

(6) Upon receipt of a request pursuant to section 5153.111 213
of the Revised Code, a completed form prescribed pursuant to 214
division (C) (1) of this section, and a set of fingerprint 215
impressions obtained in the manner described in division (C) (2) 216
of this section, the superintendent of the bureau of criminal 217
identification and investigation shall conduct a criminal 218
records check in the manner described in division (B) of this 219
section to determine whether any information exists that 220
indicates that the person who is the subject of the request 221
previously has been convicted of or pleaded guilty to any of the 222
following: 223

(a) A violation of section 2903.01, 2903.02, 2903.03, 224
2903.04, 2903.11, 2903.12, 2903.13, 2903.16, 2903.21, 2903.34, 225
2905.01, 2905.02, 2905.05, 2907.02, 2907.03, 2907.04, 2907.05, 226
2907.06, 2907.07, 2907.08, 2907.09, 2907.21, 2907.22, 2907.23, 227
2907.25, 2907.31, 2907.32, 2907.321, 2907.322, 2907.323, 228
2909.02, 2909.03, 2911.01, 2911.02, 2911.11, 2911.12, 2919.12, 229
2919.22, 2919.24, 2919.25, 2923.12, 2923.13, 2923.161, 2925.02, 230
2925.03, 2925.04, 2925.05, 2925.06, or 3716.11 of the Revised 231

Code, felonious sexual penetration in violation of former 232
section 2907.12 of the Revised Code, a violation of section 233
2905.04 of the Revised Code as it existed prior to July 1, 1996, 234
a violation of section 2919.23 of the Revised Code that would 235
have been a violation of section 2905.04 of the Revised Code as 236
it existed prior to July 1, 1996, had the violation been 237
committed prior to that date, or a violation of section 2925.11 238
of the Revised Code that is not a minor drug possession offense; 239

(b) A violation of an existing or former law of this 240
state, any other state, or the United States that is 241
substantially equivalent to any of the offenses listed in 242
division (A) (6) (a) of this section. 243

(7) On receipt of a request for a criminal records check 244
from an individual pursuant to section 4749.03 or 4749.06 of the 245
Revised Code, accompanied by a completed copy of the form 246
prescribed in division (C) (1) of this section and a set of 247
fingerprint impressions obtained in a manner described in 248
division (C) (2) of this section, the superintendent of the 249
bureau of criminal identification and investigation shall 250
conduct a criminal records check in the manner described in 251
division (B) of this section to determine whether any 252
information exists indicating that the person who is the subject 253
of the request has been convicted of or pleaded guilty to a 254
felony in this state or in any other state. If the individual 255
indicates that a firearm will be carried in the course of 256
business, the superintendent shall require information from the 257
federal bureau of investigation as described in division (B) (2) 258
of this section. Subject to division (F) of this section, the 259
superintendent shall report the findings of the criminal records 260
check and any information the federal bureau of investigation 261
provides to the director of public safety. 262

(8) On receipt of a request pursuant to section 1321.37, 263
1321.53, 1321.531, 1322.03, 1322.031, or 4763.05 of the Revised 264
Code, a completed form prescribed pursuant to division (C) (1) of 265
this section, and a set of fingerprint impressions obtained in 266
the manner described in division (C) (2) of this section, the 267
superintendent of the bureau of criminal identification and 268
investigation shall conduct a criminal records check with 269
respect to any person who has applied for a license, permit, or 270
certification from the department of commerce or a division in 271
the department. The superintendent shall conduct the criminal 272
records check in the manner described in division (B) of this 273
section to determine whether any information exists that 274
indicates that the person who is the subject of the request 275
previously has been convicted of or pleaded guilty to any of the 276
following: a violation of section 2913.02, 2913.11, 2913.31, 277
2913.51, or 2925.03 of the Revised Code; any other criminal 278
offense involving theft, receiving stolen property, 279
embezzlement, forgery, fraud, passing bad checks, money 280
laundering, or drug trafficking, or any criminal offense 281
involving money or securities, as set forth in Chapters 2909., 282
2911., 2913., 2915., 2921., 2923., and 2925. of the Revised 283
Code; or any existing or former law of this state, any other 284
state, or the United States that is substantially equivalent to 285
those offenses. 286

(9) On receipt of a request for a criminal records check 287
from the treasurer of state under section 113.041 of the Revised 288
Code or from an individual under section 4701.08, 4715.101, 289
4717.061, 4725.121, 4725.501, 4729.071, 4730.101, 4730.14, 290
4730.28, 4731.081, 4731.15, 4731.171, 4731.222, 4731.281, 291
4731.296, 4731.531, 4732.091, 4734.202, 4740.061, 4741.10, 292
4755.70, 4757.101, 4759.061, 4760.032, 4760.06, 4761.051, 293

4762.031, 4762.06, 4776.021, 4779.091, or 4783.04 of the Revised Code, accompanied by a completed form prescribed under division (C) (1) of this section and a set of fingerprint impressions obtained in the manner described in division (C) (2) of this section, the superintendent of the bureau of criminal identification and investigation shall conduct a criminal records check in the manner described in division (B) of this section to determine whether any information exists that indicates that the person who is the subject of the request has been convicted of or pleaded guilty to any criminal offense in this state or any other state. Subject to division (F) of this section, the superintendent shall send the results of a check requested under section 113.041 of the Revised Code to the treasurer of state and shall send the results of a check requested under any of the other listed sections to the licensing board specified by the individual in the request.

(10) On receipt of a request pursuant to section 1121.23, 1155.03, 1163.05, 1315.141, 1733.47, or 1761.26 of the Revised Code, a completed form prescribed pursuant to division (C) (1) of this section, and a set of fingerprint impressions obtained in the manner described in division (C) (2) of this section, the superintendent of the bureau of criminal identification and investigation shall conduct a criminal records check in the manner described in division (B) of this section to determine whether any information exists that indicates that the person who is the subject of the request previously has been convicted of or pleaded guilty to any criminal offense under any existing or former law of this state, any other state, or the United States.

(11) On receipt of a request for a criminal records check from an appointing or licensing authority under section 3772.07

of the Revised Code, a completed form prescribed under division 325
(C) (1) of this section, and a set of fingerprint impressions 326
obtained in the manner prescribed in division (C) (2) of this 327
section, the superintendent of the bureau of criminal 328
identification and investigation shall conduct a criminal 329
records check in the manner described in division (B) of this 330
section to determine whether any information exists that 331
indicates that the person who is the subject of the request 332
previously has been convicted of or pleaded guilty or no contest 333
to any offense under any existing or former law of this state, 334
any other state, or the United States that is a disqualifying 335
offense as defined in section 3772.07 of the Revised Code or 336
substantially equivalent to such an offense. 337

(12) On receipt of a request pursuant to section 2151.33 338
or 2151.412 of the Revised Code, a completed form prescribed 339
pursuant to division (C) (1) of this section, and a set of 340
fingerprint impressions obtained in the manner described in 341
division (C) (2) of this section, the superintendent of the 342
bureau of criminal identification and investigation shall 343
conduct a criminal records check with respect to any person for 344
whom a criminal records check is required under that section. 345
The superintendent shall conduct the criminal records check in 346
the manner described in division (B) of this section to 347
determine whether any information exists that indicates that the 348
person who is the subject of the request previously has been 349
convicted of or pleaded guilty to any of the following: 350

(a) A violation of section 2903.01, 2903.02, 2903.03, 351
2903.04, 2903.11, 2903.12, 2903.13, 2903.16, 2903.21, 2903.34, 352
2905.01, 2905.02, 2905.11, 2905.12, 2907.02, 2907.03, 2907.05, 353
2907.06, 2907.07, 2907.08, 2907.09, 2907.12, 2907.25, 2907.31, 354
2907.32, 2907.321, 2907.322, 2907.323, 2911.01, 2911.02, 355

2911.11, 2911.12, 2911.13, 2913.02, 2913.03, 2913.04, 2913.11, 356
2913.21, 2913.31, 2913.40, 2913.43, 2913.47, 2913.51, 2919.25, 357
2921.36, 2923.12, 2923.13, 2923.161, 2925.02, 2925.03, 2925.11, 358
2925.13, 2925.22, 2925.23, or 3716.11 of the Revised Code; 359

(b) An existing or former law of this state, any other 360
state, or the United States that is substantially equivalent to 361
any of the offenses listed in division (A)(12)(a) of this 362
section. 363

(13) On receipt of a request pursuant to section 3796.12 364
of the Revised Code, a completed form prescribed pursuant to 365
division (C)(1) of this section, and a set of fingerprint 366
impressions obtained in a manner described in division (C)(2) of 367
this section, the superintendent of the bureau of criminal 368
identification and investigation shall conduct a criminal 369
records check in the manner described in division (B) of this 370
section to determine whether any information exists that 371
indicates that the person who is the subject of the request 372
previously has been convicted of or pleaded guilty to the 373
following: 374

(a) A disqualifying offense as specified in rules adopted 375
under division (B)(2)(b) of section 3796.03 of the Revised Code 376
if the person who is the subject of the request is an 377
administrator or other person responsible for the daily 378
operation of, or an owner or prospective owner, officer or 379
prospective officer, or board member or prospective board member 380
of, an entity seeking a license from the department of commerce 381
under Chapter 3796. of the Revised Code; 382

(b) A disqualifying offense as specified in rules adopted 383
under division (B)(2)(b) of section 3796.04 of the Revised Code 384
if the person who is the subject of the request is an 385

administrator or other person responsible for the daily 386
operation of, or an owner or prospective owner, officer or 387
prospective officer, or board member or prospective board member 388
of, an entity seeking a license from the state board of pharmacy 389
under Chapter 3796. of the Revised Code. 390

(14) On receipt of a request required by section 3796.13 391
of the Revised Code, a completed form prescribed pursuant to 392
division (C) (1) of this section, and a set of fingerprint 393
impressions obtained in a manner described in division (C) (2) of 394
this section, the superintendent of the bureau of criminal 395
identification and investigation shall conduct a criminal 396
records check in the manner described in division (B) of this 397
section to determine whether any information exists that 398
indicates that the person who is the subject of the request 399
previously has been convicted of or pleaded guilty to the 400
following: 401

(a) A disqualifying offense as specified in rules adopted 402
under division (B) (8) (a) of section 3796.03 of the Revised Code 403
if the person who is the subject of the request is seeking 404
employment with an entity licensed by the department of commerce 405
under Chapter 3796. of the Revised Code; 406

(b) A disqualifying offense as specified in rules adopted 407
under division (B) (14) (a) of section 3796.04 of the Revised Code 408
if the person who is the subject of the request is seeking 409
employment with an entity licensed by the state board of 410
pharmacy under Chapter 3796. of the Revised Code. 411

(15) On receipt of a request pursuant to section 4768.06 412
of the Revised Code, a completed form prescribed under division 413
(C) (1) of this section, and a set of fingerprint impressions 414
obtained in the manner described in division (C) (2) of this 415

section, the superintendent of the bureau of criminal 416
identification and investigation shall conduct a criminal 417
records check in the manner described in division (B) of this 418
section to determine whether any information exists indicating 419
that the person who is the subject of the request has been 420
convicted of or pleaded guilty to a felony in this state or in 421
any other state. 422

(B) Subject to division (F) of this section, the 423
superintendent shall conduct any criminal records check to be 424
conducted under this section as follows: 425

(1) The superintendent shall review or cause to be 426
reviewed any relevant information gathered and compiled by the 427
bureau under division (A) of section 109.57 of the Revised Code 428
that relates to the person who is the subject of the criminal 429
records check, including, if the criminal records check was 430
requested under section 113.041, 121.08, 173.27, 173.38, 431
173.381, 1121.23, 1155.03, 1163.05, 1315.141, 1321.37, 1321.53, 432
1321.531, 1322.03, 1322.031, 1733.47, 1761.26, 2151.86, 3301.32, 433
3301.541, 3319.39, 3701.881, 3712.09, 3721.121, 3772.07, 434
3796.12, 4749.03, 4749.06, 4763.05, 4768.06, 5104.013, 5164.34, 435
5164.341, 5164.342, 5123.081, 5123.169, or 5153.111 of the 436
Revised Code, any relevant information contained in records that 437
have been sealed under section 2953.32 of the Revised Code; 438

(2) If the request received by the superintendent asks for 439
information from the federal bureau of investigation, the 440
superintendent shall request from the federal bureau of 441
investigation any information it has with respect to the person 442
who is the subject of the criminal records check, including 443
fingerprint-based checks of national crime information databases 444
as described in 42 U.S.C. 671 if the request is made pursuant to 445

section 2151.86 or 5104.013 of the Revised Code or if any other 446
Revised Code section requires fingerprint-based checks of that 447
nature, and shall review or cause to be reviewed any information 448
the superintendent receives from that bureau. If a request under 449
section 3319.39 of the Revised Code asks only for information 450
from the federal bureau of investigation, the superintendent 451
shall not conduct the review prescribed by division (B) (1) of 452
this section. 453

(3) The superintendent or the superintendent's designee 454
may request criminal history records from other states or the 455
federal government pursuant to the national crime prevention and 456
privacy compact set forth in section 109.571 of the Revised 457
Code. 458

(4) The superintendent shall include in the results of the 459
criminal records check a list or description of the offenses 460
listed or described in division (A) (1), (2), (3), (4), (5), (6), 461
(7), (8), (9), (10), (11), (12), (13), ~~or (14)~~, or (15) of this 462
section, whichever division requires the superintendent to 463
conduct the criminal records check. The superintendent shall 464
exclude from the results any information the dissemination of 465
which is prohibited by federal law. 466

(5) The superintendent shall send the results of the 467
criminal records check to the person to whom it is to be sent 468
not later than the following number of days after the date the 469
superintendent receives the request for the criminal records 470
check, the completed form prescribed under division (C) (1) of 471
this section, and the set of fingerprint impressions obtained in 472
the manner described in division (C) (2) of this section: 473

(a) If the superintendent is required by division (A) of 474
this section (other than division (A) (3) of this section) to 475

conduct the criminal records check, thirty; 476

(b) If the superintendent is required by division (A) (3) 477
of this section to conduct the criminal records check, sixty. 478

(C) (1) The superintendent shall prescribe a form to obtain 479
the information necessary to conduct a criminal records check 480
from any person for whom a criminal records check is to be 481
conducted under this section. The form that the superintendent 482
prescribes pursuant to this division may be in a tangible 483
format, in an electronic format, or in both tangible and 484
electronic formats. 485

(2) The superintendent shall prescribe standard impression 486
sheets to obtain the fingerprint impressions of any person for 487
whom a criminal records check is to be conducted under this 488
section. Any person for whom a records check is to be conducted 489
under this section shall obtain the fingerprint impressions at a 490
county sheriff's office, municipal police department, or any 491
other entity with the ability to make fingerprint impressions on 492
the standard impression sheets prescribed by the superintendent. 493
The office, department, or entity may charge the person a 494
reasonable fee for making the impressions. The standard 495
impression sheets the superintendent prescribes pursuant to this 496
division may be in a tangible format, in an electronic format, 497
or in both tangible and electronic formats. 498

(3) Subject to division (D) of this section, the 499
superintendent shall prescribe and charge a reasonable fee for 500
providing a criminal records check under this section. The 501
person requesting the criminal records check shall pay the fee 502
prescribed pursuant to this division. In the case of a request 503
under section 1121.23, 1155.03, 1163.05, 1315.141, 1733.47, 504
1761.26, 2151.33, 2151.412, or 5164.34 of the Revised Code, the 505

fee shall be paid in the manner specified in that section. 506

(4) The superintendent of the bureau of criminal 507
identification and investigation may prescribe methods of 508
forwarding fingerprint impressions and information necessary to 509
conduct a criminal records check, which methods shall include, 510
but not be limited to, an electronic method. 511

(D) The results of a criminal records check conducted 512
under this section, other than a criminal records check 513
specified in division (A) (7) of this section, are valid for the 514
person who is the subject of the criminal records check for a 515
period of one year from the date upon which the superintendent 516
completes the criminal records check. If during that period the 517
superintendent receives another request for a criminal records 518
check to be conducted under this section for that person, the 519
superintendent shall provide the results from the previous 520
criminal records check of the person at a lower fee than the fee 521
prescribed for the initial criminal records check. 522

(E) When the superintendent receives a request for 523
information from a registered private provider, the 524
superintendent shall proceed as if the request was received from 525
a school district board of education under section 3319.39 of 526
the Revised Code. The superintendent shall apply division (A) (1) 527
(c) of this section to any such request for an applicant who is 528
a teacher. 529

(F) (1) Subject to division (F) (2) of this section, all 530
information regarding the results of a criminal records check 531
conducted under this section that the superintendent reports or 532
sends under division (A) (7) or (9) of this section to the 533
director of public safety, the treasurer of state, or the 534
person, board, or entity that made the request for the criminal 535

records check shall relate to the conviction of the subject 536
person, or the subject person's plea of guilty to, a criminal 537
offense. 538

(2) Division (F) (1) of this section does not limit, 539
restrict, or preclude the superintendent's release of 540
information that relates to the arrest of a person who is 541
eighteen years of age or older, to an adjudication of a child as 542
a delinquent child, or to a criminal conviction of a person 543
under eighteen years of age in circumstances in which a release 544
of that nature is authorized under division (E) (2), (3), or (4) 545
of section 109.57 of the Revised Code pursuant to a rule adopted 546
under division (E) (1) of that section. 547

(G) As used in this section: 548

(1) "Criminal records check" means any criminal records 549
check conducted by the superintendent of the bureau of criminal 550
identification and investigation in accordance with division (B) 551
of this section. 552

(2) "Minor drug possession offense" has the same meaning 553
as in section 2925.01 of the Revised Code. 554

(3) "OVI or OVUAC violation" means a violation of section 555
4511.19 of the Revised Code or a violation of an existing or 556
former law of this state, any other state, or the United States 557
that is substantially equivalent to section 4511.19 of the 558
Revised Code. 559

(4) "Registered private provider" means a nonpublic school 560
or entity registered with the superintendent of public 561
instruction under section 3310.41 of the Revised Code to 562
participate in the autism scholarship program or section 3310.58 563
of the Revised Code to participate in the Jon Peterson special 564

needs scholarship program. 565

Sec. 121.08. (A) There is hereby created in the department 566
of commerce the position of deputy director of administration. 567
This officer shall be appointed by the director of commerce, 568
serve under the director's direction, supervision, and control, 569
perform the duties the director prescribes, and hold office 570
during the director's pleasure. The director of commerce may 571
designate an assistant director of commerce to serve as the 572
deputy director of administration. The deputy director of 573
administration shall perform the duties prescribed by the 574
director of commerce in supervising the activities of the 575
division of administration of the department of commerce. 576

(B) Except as provided in section 121.07 of the Revised 577
Code, the department of commerce shall have all powers and 578
perform all duties vested in the deputy director of 579
administration, the state fire marshal, the superintendent of 580
financial institutions, the superintendent of real estate and 581
professional licensing, the superintendent of liquor control, 582
the superintendent of industrial compliance, the superintendent 583
of unclaimed funds, and the commissioner of securities, and 584
shall have all powers and perform all duties vested by law in 585
all officers, deputies, and employees of those offices. Except 586
as provided in section 121.07 of the Revised Code, wherever 587
powers are conferred or duties imposed upon any of those 588
officers, the powers and duties shall be construed as vested in 589
the department of commerce. 590

(C) (1) There is hereby created in the department of 591
commerce a division of financial institutions, which shall have 592
all powers and perform all duties vested by law in the 593
superintendent of financial institutions. Wherever powers are 594

conferred or duties imposed upon the superintendent of financial 595
institutions, those powers and duties shall be construed as 596
vested in the division of financial institutions. The division 597
of financial institutions shall be administered by the 598
superintendent of financial institutions. 599

(2) All provisions of law governing the superintendent of 600
financial institutions shall apply to and govern the 601
superintendent of financial institutions provided for in this 602
section; all authority vested by law in the superintendent of 603
financial institutions with respect to the management of the 604
division of financial institutions shall be construed as vested 605
in the superintendent of financial institutions created by this 606
section with respect to the division of financial institutions 607
provided for in this section; and all rights, privileges, and 608
emoluments conferred by law upon the superintendent of financial 609
institutions shall be construed as conferred upon the 610
superintendent of financial institutions as head of the division 611
of financial institutions. The director of commerce shall not 612
transfer from the division of financial institutions any of the 613
functions specified in division (C) (2) of this section. 614

(D) There is hereby created in the department of commerce 615
a division of liquor control, which shall have all powers and 616
perform all duties vested by law in the superintendent of liquor 617
control. Wherever powers are conferred or duties are imposed 618
upon the superintendent of liquor control, those powers and 619
duties shall be construed as vested in the division of liquor 620
control. The division of liquor control shall be administered by 621
the superintendent of liquor control. 622

(E) The director of commerce shall not be interested, 623
directly or indirectly, in any firm or corporation which is a 624

dealer in securities as defined in sections 1707.01 and 1707.14 625
of the Revised Code, or in any firm or corporation licensed 626
under sections 1321.01 to 1321.19 of the Revised Code. 627

(F) The director of commerce shall not have any official 628
connection with a savings and loan association, a savings bank, 629
a bank, a bank holding company, a savings and loan association 630
holding company, a consumer finance company, or a credit union 631
that is under the supervision of the division of financial 632
institutions, or a subsidiary of any of the preceding entities, 633
or be interested in the business thereof. 634

(G) There is hereby created in the state treasury the 635
division of administration fund. The fund shall receive 636
assessments on the operating funds of the department of commerce 637
in accordance with procedures prescribed by the director of 638
commerce and approved by the director of budget and management. 639
All operating expenses of the division of administration shall 640
be paid from the division of administration fund. 641

(H) There is hereby created in the department of commerce 642
a division of real estate and professional licensing, which 643
shall be under the control and supervision of the director of 644
commerce. The division of real estate and professional licensing 645
shall be administered by the superintendent of real estate and 646
professional licensing. The superintendent of real estate and 647
professional licensing shall exercise the powers and perform the 648
functions and duties delegated to the superintendent under 649
Chapters 4735., 4763., ~~and 4767.~~, and 4768. of the Revised Code. 650

(I) There is hereby created in the department of commerce 651
a division of industrial compliance, which shall have all powers 652
and perform all duties vested by law in the superintendent of 653
industrial compliance. Wherever powers are conferred or duties 654

imposed upon the superintendent of industrial compliance, those 655
powers and duties shall be construed as vested in the division 656
of industrial compliance. The division of industrial compliance 657
shall be under the control and supervision of the director of 658
commerce and be administered by the superintendent of industrial 659
compliance. 660

(J) There is hereby created in the department of commerce 661
a division of unclaimed funds, which shall have all powers and 662
perform all duties delegated to or vested by law in the 663
superintendent of unclaimed funds. Wherever powers are conferred 664
or duties imposed upon the superintendent of unclaimed funds, 665
those powers and duties shall be construed as vested in the 666
division of unclaimed funds. The division of unclaimed funds 667
shall be under the control and supervision of the director of 668
commerce and shall be administered by the superintendent of 669
unclaimed funds. The superintendent of unclaimed funds shall 670
exercise the powers and perform the functions and duties 671
delegated to the superintendent by the director of commerce 672
under section 121.07 and Chapter 169. of the Revised Code, and 673
as may otherwise be provided by law. 674

(K) The department of commerce or a division of the 675
department created by the Revised Code that is acting with 676
authorization on the department's behalf may request from the 677
bureau of criminal identification and investigation pursuant to 678
section 109.572 of the Revised Code, or coordinate with 679
appropriate federal, state, and local government agencies to 680
accomplish, criminal records checks for the persons whose 681
identities are required to be disclosed by an applicant for the 682
issuance or transfer of a permit, license, certificate of 683
registration, or certification issued or transferred by the 684
department or division. At or before the time of making a 685

request for a criminal records check, the department or division 686
may require any person whose identity is required to be 687
disclosed by an applicant for the issuance or transfer of such a 688
license, permit, certificate of registration, or certification 689
to submit to the department or division valid fingerprint 690
impressions in a format and by any media or means acceptable to 691
the bureau of criminal identification and investigation and, 692
when applicable, the federal bureau of investigation. The 693
department or division may cause the bureau of criminal 694
identification and investigation to conduct a criminal records 695
check through the federal bureau of investigation only if the 696
person for whom the criminal records check would be conducted 697
resides or works outside of this state or has resided or worked 698
outside of this state during the preceding five years, or if a 699
criminal records check conducted by the bureau of criminal 700
identification and investigation within this state indicates 701
that the person may have a criminal record outside of this 702
state. 703

In the case of a criminal records check under section 704
109.572 of the Revised Code, the department or division shall 705
forward to the bureau of criminal identification and 706
investigation the requisite form, fingerprint impressions, and 707
fee described in division (C) of that section. When requested by 708
the department or division in accordance with this section, the 709
bureau of criminal identification and investigation shall 710
request from the federal bureau of investigation any information 711
it has with respect to the person who is the subject of the 712
requested criminal records check and shall forward the requisite 713
fingerprint impressions and information to the federal bureau of 714
investigation for that criminal records check. After conducting 715
a criminal records check or receiving the results of a criminal 716

records check from the federal bureau of investigation, the 717
bureau of criminal identification and investigation shall 718
provide the results to the department or division. 719

The department or division may require any person about 720
whom a criminal records check is requested to pay to the 721
department or division the amount necessary to cover the fee 722
charged to the department or division by the bureau of criminal 723
identification and investigation under division (C) (3) of 724
section 109.572 of the Revised Code, including, when applicable, 725
any fee for a criminal records check conducted by the federal 726
bureau of investigation. 727

(L) The director of commerce, or the director's designee, 728
may adopt rules to enhance compliance with statutes pertaining 729
to, and rules adopted by, divisions under the direction, 730
supervision, and control of the department or director by 731
offering incentive-based programs that ensure safety and 732
soundness while promoting growth and prosperity in the state. 733

Sec. 4763.01. As used in this chapter: 734

(A) "Real estate appraisal" or "appraisal" means ~~an~~ 735
~~analysis, the act or process of developing an opinion, or~~ 736
~~conclusion relating to the nature, quality, value, or utility of~~ 737
~~specified interests in, or aspects of identified real estate~~ 738
~~that is classified as either a valuation or an analysis of value~~ 739
of real property in conformity with the uniform standards of 740
professional appraisal practice. 741

(B) "Valuation" means an estimate of the value of real 742
estate. 743

(C) "Analysis" means a study of real estate for purposes 744
other than valuation. 745

(D) "Appraisal report" means a written communication of a 746
real estate appraisal or appraisal review, or an oral 747
communication of a real estate appraisal or appraisal review, 748
that is documented by a writing that supports the oral 749
communication. 750

(E) "Appraisal assignment" means an engagement for which a 751
person licensed or certified under this chapter is employed, 752
retained, or engaged to act, or would be perceived by third 753
parties or the public as acting, as a disinterested third party 754
in rendering an unbiased real estate appraisal. 755

(F) "Specialized services" means all appraisal services, 756
other than appraisal assignments, including, but not limited to, 757
valuation and analysis given in connection with activities such 758
as real estate brokerage, mortgage banking, real estate 759
counseling, and real estate tax counseling, and specialized 760
marketing, financing, and feasibility studies. 761

(G) "Real estate" has the same meaning as in section 762
4735.01 of the Revised Code. 763

(H) "Appraisal foundation" means a nonprofit corporation 764
incorporated under the laws of the state of Illinois on November 765
30, 1987, for the purposes of establishing and improving uniform 766
appraisal standards by defining, issuing, and promoting those 767
standards; establishing appropriate criteria for the 768
certification and recertification of qualified appraisers by 769
defining, issuing, and promoting the qualification criteria and 770
disseminating the qualification criteria to others; and 771
developing or assisting in development of appropriate 772
examinations for qualified appraisers. 773

(I) "Prepare" means to develop and communicate, whether 774

through a personal physical inspection or through the act or 775
process of critically studying a report prepared by another who 776
made the physical inspection, an appraisal, ~~analysis, or~~ 777
~~opinion, report~~ or specialized service ~~and to report the~~ 778
~~results~~. If the person who develops and communicates the 779
appraisal or specialized service report does not make the 780
personal inspection, the name of the person who does make the 781
personal inspection shall be identified on the appraisal or 782
specialized service ~~reported~~ report. 783

(J) "Report" means any communication, written, oral, or by 784
any other means of transmission of information, of a real estate 785
appraisal, appraisal review, or specialized service that is 786
transmitted to a client or employer upon completion of the 787
appraisal or service. 788

(K) "State-certified general real estate appraiser" means 789
any person who satisfies the certification requirements of this 790
chapter relating to the appraisal of all types of real property 791
and who holds a current and valid certificate or renewal 792
certificate issued to the person pursuant to this chapter. 793

(L) "State-certified residential real estate appraiser" 794
means any person who satisfies the certification requirements 795
only relating to the appraisal of one to four units of single- 796
family residential real estate without regard to transaction 797
value or complexity and who holds a current and valid 798
certificate or renewal certificate issued to the person pursuant 799
to this chapter. 800

(M) "State-licensed residential real estate appraiser" 801
means any person who satisfies the licensure requirements of 802
this chapter relating to the appraisal of noncomplex one-to-four 803
unit single-family residential real estate having a transaction 804

value of less than one million dollars and complex one-to-four 805
unit single-family residential real estate having a transaction 806
value of less than two hundred fifty thousand dollars and who 807
holds a current and valid license or renewal license issued to 808
the person pursuant to this chapter. 809

(N) "Certified or licensed real estate appraisal report" 810
means an appraisal report prepared and reported by a certificate 811
holder or licensee under this chapter acting within the scope of 812
certification or licensure and as a disinterested third party. 813

(O) "State-registered real estate appraiser assistant" 814
means any person, other than a state-certified general real 815
estate appraiser, state-certified residential real estate 816
appraiser, or a state-licensed residential real estate 817
appraiser, who satisfies the registration requirements of this 818
chapter for participating in ~~the development and preparation of~~ 819
real estate appraisals and who holds a current and valid 820
registration or renewal registration issued to the person 821
pursuant to this chapter. 822

(P) "Institution of higher education" ~~means a state~~ 823
~~university or college, a private college or university located~~ 824
~~in this state that possesses a certificate of authorization~~ 825
~~issued by the chancellor of higher education pursuant to Chapter~~ 826
~~1713. of the Revised Code, or an accredited college or~~ 827
~~university located outside this state that is accredited by an~~ 828
~~accrediting organization or professional accrediting association~~ 829
~~recognized by the chancellor of higher education~~ has the same 830
meaning as in section 4735.01 of the Revised Code. 831

(Q) "Division of real estate" may be used interchangeably 832
with, and for all purposes has the same meaning as, "division of 833
real estate and professional licensing." 834

(R) "Superintendent" or "superintendent of real estate" 835
means the superintendent of the division of real estate and 836
professional licensing of this state. Whenever the division or 837
superintendent of real estate is referred to or designated in 838
any statute, rule, contract, or other document, the reference or 839
designation shall be deemed to refer to the division or 840
superintendent of real estate and professional licensing, as the 841
case may be. 842

(S) "Appraisal review" means the act or process of 843
developing and communicating an opinion about the quality of 844
another appraiser's work that was performed as part of an 845
appraisal or appraisal review. "Appraisal review" does not 846
include an examination of an appraisal for grammatical errors, 847
typographical errors, or completeness, provided the review for 848
completeness does not require an opinion about the quality of 849
the work of an appraiser. The real estate appraiser board may 850
define, by rule, "review for completeness." 851

(T) "Work file" means documentation used during the 852
preparation of an appraisal report or necessary to support an 853
appraiser's analyses, opinions, or conclusions. 854

(U) "Automated valuation model" means a computer software 855
program that analyzes data using an automated process, such as 856
regression, adaptive estimation, neural network, expert 857
reasoning, or artificial intelligence programs, that produces an 858
output that may become a basis for appraisal or appraisal review 859
if the appraiser believes the output to be credible for use in a 860
specific assignment. 861

Sec. 4763.02. (A) There is hereby created the real estate 862
appraiser board, consisting of five members appointed by the 863
governor, with the advice and consent of the senate. Four 864

members shall be persons certified or licensed under this 865
chapter, at least two of whom shall hold a state-certified 866
general real estate appraiser certificate, and one of whom shall 867
be an owner, controlling person, or management-level employee of 868
an appraisal management company licensed and in good standing 869
under Chapter 4768. of the Revised Code. One member shall 870
represent the public and shall not be engaged in the practice of 871
~~issuing performing~~ real estate appraisals, or have any financial 872
interest in such practices, or be actively engaged in real 873
estate brokerage or sales, ~~or have any financial interest in~~ 874
~~such practices.~~ At least one of the certificate holders or 875
licensees members shall be a real estate broker licensed 876
pursuant to Chapter 4735. of the Revised Code whose license is 877
in good standing. For the purpose of appointment to an 878
eligibility for appointment to the board, the license of a real 879
estate broker may be on deposit with the division of real estate 880
of the department of commerce. No more than three members shall 881
be members of the same political party and no member of the 882
board concurrently may be a member of the board and the Ohio 883
real estate commission created pursuant to section 4735.03 of 884
the Revised Code. Of the initial appointments to the board, one 885
is for a term ending June 30, 1990, two are for terms ending 886
June 30, 1991, and two are for terms ending June 30, 1992. 887
Thereafter, terms of office are for three years, commencing on 888
the first day of July and ending on the thirtieth day of June. 889
Each member shall hold office from the date of ~~his~~ appointment 890
until the end of the term for which ~~he is~~ appointed. Prior to 891
entering upon ~~the~~ official duties ~~of his office,~~ each member 892
shall subscribe to, and file with the secretary of state, the 893
constitutional oath of office. Vacancies that occur on the board 894
shall be filled in the manner prescribed for regular 895
appointments to the board. A member appointed to fill a vacancy 896

occurring prior to the expiration of the term for which ~~his~~ the 897
member's predecessor was appointed shall hold office for the 898
remainder of that term. A member shall continue in office 899
subsequent to the expiration date of ~~his~~ the member's term until 900
~~his~~ the member's successor takes office or until ~~sixty~~ ninety 901
days have elapsed, whichever occurs first. No person shall serve 902
as a member of the board for more than two consecutive terms. 903
The governor may remove a member pursuant to section 3.04 of the 904
Revised Code. 905

(B) Annually, upon the qualification of the members 906
appointed in that year, the board shall organize by selecting 907
from its members a ~~chairman~~ chairperson and a vice-chairperson. 908
The board shall meet at least once each calendar quarter to 909
conduct its business with the place of future meetings to be 910
decided by a vote of its members. Each member shall be provided 911
with written notice of the time and place of each board meeting 912
at least ten days prior to the scheduled date of the meeting. A 913
majority of the members of the board constitutes a quorum to 914
transact and vote on all business coming before the board. 915

(C) Each member of the board shall receive an amount fixed 916
pursuant to division (J) of section 124.15 of the Revised Code 917
for each day employed in the discharge of ~~his~~ official duties, 918
and ~~his~~ the member's actual and necessary expenses incurred in 919
the discharge of those duties. 920

(D) The board is part of the department of commerce for 921
administrative purposes. The director of commerce is ex officio 922
the executive officer of the board, or the director may 923
designate the superintendent of real estate and professional 924
licensing to act as executive officer of the board. 925

Sec. 4763.03. (A) In addition to any other duties imposed 926

on the real estate appraiser board under this chapter, the board shall:	927 928
(1) Adopt rules, in accordance with Chapter 119. of the Revised Code, in furtherance of this chapter, including, but not limited to, all of the following:	929 930 931
(a) Defining, with respect to state-certified general real estate appraisers, state-certified residential real estate appraisers, and state-licensed residential real estate appraisers, the type of educational experience, appraisal experience, and other equivalent experience that satisfy the requirements of this chapter. The rules shall require that all appraisal experience performed after January 1, 1996 <u>30, 1989</u> , meet the uniform standards of professional practice established by the appraisal foundation.	932 933 934 935 936 937 938 939 940
(b) Establishing the examination specifications for state-certified general real estate appraisers, state-certified residential real estate appraisers, and state-licensed residential real estate appraisers;	941 942 943 944
(c) Relating to disciplinary proceedings conducted in accordance with section 4763.11 of the Revised Code, including rules governing the reinstatement of certificates, registrations, and licenses that have been suspended pursuant to those proceedings;	945 946 947 948 949
(d) Identifying any additional information to be included on the forms specified in division (C) of section 4763.12 of the Revised Code, provided that the rules shall not require any less information than is required in that division;	950 951 952 953
(e) Establishing the fees set forth in section 4763.09 of the Revised Code;	954 955

(f) Establishing the amount of the assessment required by 956
division (A) (2) of section 4763.05 of the Revised Code. The 957
board annually shall determine the amount due from each 958
applicant for an initial certificate, registration, and license 959
in an amount that will maintain the real estate appraiser 960
recovery fund at the level specified in division (A) of section 961
4763.16 of the Revised Code. The board may, if the fund falls 962
below that amount, require current certificate holders, 963
registrants, and licensees to pay an additional assessment. 964

(g) Defining the educational requirements pursuant to 965
division (C) of section 4763.05 of the Revised Code; 966

(h) Establishing a real estate appraiser assistant program 967
for the registration of real estate appraiser assistants. 968

(2) Prescribe by rule the requirements for the 969
examinations required by division (D) of section 4763.05 of the 970
Revised Code; 971

(3) Periodically review the standards for the development 972
and reporting of appraisal reports provided in this chapter and 973
adopt rules explaining and interpreting those standards; 974

(4) Hear appeals, pursuant to Chapter 119. of the Revised 975
Code, from decisions and orders the superintendent of real 976
estate issues pursuant to this chapter; 977

(5) Request the initiation by the superintendent of 978
investigations of violations of this chapter or the rules 979
adopted pursuant thereto, as the board determines appropriate; 980

(6) Determine the appropriate disciplinary actions to be 981
taken against certificate holders, registrants, and licensees 982
under this chapter as provided in section 4763.11 of the Revised 983
Code. 984

(B) In addition to any other duties imposed on the	985
superintendent of real estate under this chapter, the	986
superintendent shall:	987
(1) Prescribe the form and content of all applications	988
required by this chapter;	989
(2) Receive applications for certifications,	990
registrations, and licenses and renewal thereof under this	991
chapter and establish the procedures for processing, approving,	992
and disapproving those applications;	993
(3) Retain records and all application materials submitted	994
to the superintendent;	995
(4) Establish the time and place for conducting the	996
examinations required by division (D) of section 4763.05 of the	997
Revised Code;	998
(5) Issue certificates, registrations, and licenses and	999
maintain a register of the names and addresses of all persons	1000
issued a certificate, registration, or license under this	1001
chapter;	1002
(6) Perform any other functions and duties, including the	1003
employment of staff, necessary to administer this chapter;	1004
(7) Administer this chapter;	1005
(8) Issue all orders necessary to implement this chapter;	1006
(9) Investigate complaints, upon the superintendent's own	1007
motion or upon receipt of a complaint or upon a request of the	1008
board, concerning any violation of this chapter or the rules	1009
adopted pursuant thereto or the conduct of any person holding a	1010
certificate, registration, or license issued pursuant to this	1011
chapter;	1012

(10) Establish and maintain an investigation and audit section to investigate complaints and conduct inspections, audits, and other inquiries as in the judgment of the superintendent are appropriate to enforce this chapter. The investigators and auditors have the right to review and audit the business records of certificate holders, registrants, and licensees during normal business hours. The superintendent may utilize the investigators and auditors employed pursuant to division (B) (4) of section 4735.05 of the Revised Code or currently licensed certificate holders or licensees to assist in performing the duties of this division.

(11) Appoint a ~~referee or hearing~~ examiner for any proceeding involving the disciplinary action of a certificate holder, licensee, or registrant under section 4763.11 of the Revised Code;

(12) Administer the real estate appraiser recovery fund;

(13) Conduct the examinations required by division (D) of section 4763.05 of the Revised Code at least four times per year.

(C) The superintendent may do all of the following:

(1) In connection with hearings, investigations~~and, or~~ audits under division (B) of this section, subpoena witnesses as provided in section 4763.04 of the Revised Code;

(2) Apply to the appropriate court to enjoin any violation of this chapter. Upon a showing by the superintendent that any person has violated or is about to violate this chapter, the court shall grant an injunction, restraining order, or other appropriate relief, or any combination thereof.

(D) All information that is obtained by investigators and

auditors performing investigations or conducting inspections, 1042
audits, and other inquiries pursuant to division (B) (10) of this 1043
section, from certificate holders, registrants, licensees, 1044
complainants, or other persons, and all reports, documents, and 1045
other work products that arise from that information and that 1046
are prepared by the investigators, auditors, or other personnel 1047
of the department of commerce, shall be held in confidence by 1048
the superintendent, the investigators and auditors, and other 1049
personnel of the department. 1050

(E) This section does not prevent the division of real 1051
estate and professional licensing from releasing information 1052
relating to certificate holders, registrants, and licensees to 1053
the superintendent of financial institutions for purposes 1054
relating to the administration of sections 1322.01 to 1322.12 of 1055
the Revised Code, to the commissioner of securities for purposes 1056
relating to Chapter 1707. of the Revised Code, to the 1057
superintendent of insurance for purposes relating to the 1058
administration of Chapter 3953. of the Revised Code, to the 1059
attorney general, or to ~~local~~-law enforcement agencies and ~~local~~- 1060
prosecutors. Information released by the division pursuant to 1061
this section remains confidential. 1062

(F) Any rule the boardadopts shall ~~not meet or~~ exceed the 1063
requirements specified in federal law or regulations. 1064

Sec. 4763.05. (A) (1) (a) A person shall make application 1065
for an initial state-certified general real estate appraiser 1066
certificate, an initial state-certified residential real estate 1067
appraiser certificate, an initial state-licensed residential 1068
real estate appraiser license, or an initial state-registered 1069
real estate appraiser assistant registration in writing to the 1070
superintendent of real estate on a form the superintendent 1071

prescribes. The application shall include the address of the 1072
applicant's principal place of business and all other addresses 1073
at which the applicant currently engages in the business of 1074
~~preparing~~ performing real estate appraisals and the address of 1075
the applicant's current residence. The superintendent shall 1076
retain the applicant's current residence address in a separate 1077
record which does not constitute a public record for purposes of 1078
section 149.43 of the Revised Code. The application shall 1079
indicate whether the applicant seeks certification as a general 1080
real estate appraiser or as a residential real estate appraiser, 1081
licensure as a residential real estate appraiser, or 1082
registration as a real estate appraiser assistant and be 1083
accompanied by the prescribed examination and certification, 1084
registration, or licensure fees set forth in section 4763.09 of 1085
the Revised Code. The application also shall include a pledge, 1086
signed by the applicant, that the applicant will comply with the 1087
standards set forth in this chapter; and a statement that the 1088
applicant understands the types of misconduct for which 1089
disciplinary proceedings may be initiated against the applicant 1090
pursuant to this chapter. 1091

(b) Upon the filing of an application and payment of any 1092
examination and certification, registration, or licensure fees, 1093
the superintendent of real estate shall request the 1094
superintendent of the bureau of criminal identification and 1095
investigation, or a vendor approved by the bureau, to conduct a 1096
criminal records check based on the applicant's fingerprints in 1097
accordance with section 109.572 of the Revised Code. 1098
Notwithstanding division (K) of section 121.08 of the Revised 1099
Code, the superintendent of real estate shall request that 1100
criminal record information from the federal bureau of 1101
investigation be obtained as part of the criminal records check. 1102

Any fee required under division (C)(3) of section 109.572 of the Revised Code shall be paid by the applicant.

(2) For purposes of providing funding for the real estate appraiser recovery fund established by section 4763.16 of the Revised Code, the real estate appraiser board shall levy an assessment against each person issued an initial certificate, registration, or license and against current licensees, registrants, and certificate holders, as required by board rule. The assessment is in addition to the application and examination fees for initial applicants required by division (A)(1) of this section and the renewal fees required for current certificate holders, registrants, and licensees. The superintendent of real estate shall deposit the assessment into the state treasury to the credit of the real estate appraiser recovery fund. The assessment for initial certificate holders, registrants, and licensees shall be paid prior to the issuance of a certificate, registration, or license, and for current certificate holders, registrants, and licensees, at the time of renewal.

(B) An applicant for an initial general real estate appraiser certificate, residential real estate appraiser certificate, or residential real estate appraiser license shall possess experience in real estate appraisal as the board prescribes by rule. In addition to any other information required by the board, the applicant shall furnish, under oath, a detailed listing of the appraisal reports or file memoranda for each year for which experience is claimed and, upon request of the superintendent or the board, shall make available for examination a sample of the appraisal reports prepared by the applicant in the course of the applicant's practice.

(C) An applicant for an initial certificate, registration,

or license shall be at least eighteen years of age, honest, 1133
truthful, and of good reputation and shall present satisfactory 1134
evidence to the superintendent that the applicant has 1135
successfully completed any education requirements the board 1136
prescribes by rule. 1137

(D) An applicant for an initial general real estate 1138
appraiser or residential real estate appraiser certificate or 1139
residential real estate appraiser license shall take and 1140
successfully complete a written examination in order to qualify 1141
for the certificate or license. 1142

The board shall prescribe the examination requirements by 1143
rule. 1144

(E) (1) A ~~nonresident, natural person of this state~~ who has 1145
~~complied with this section may obtain~~ obtained a residential 1146
real estate appraiser license, a residential real estate 1147
appraiser certificate, registration, or a general real estate 1148
appraiser certificate from another state may apply to obtain a 1149
license or certificate issued under this chapter provided the 1150
state that issued the license or certificate has requirements 1151
that meet or exceed the requirements found in this chapter. The 1152
board shall adopt rules relating to ~~the certification,~~ 1153
~~registration, and licensure of a nonresident applicant whose~~ 1154
~~state of residence the board determines to have certification,~~ 1155
~~registration, or licensure requirements that are substantially~~ 1156
~~similar to those set forth in this division. The application for~~ 1157
obtaining a license or certificate under this division may 1158
include any of the following: 1159

(a) A pledge, signed by the applicant, that the applicant 1160
will comply with the standards set forth in this chapter; 1161

(b) A statement that the applicant understands the types 1162
of misconduct for which disciplinary proceedings may be 1163
initiated against the applicant pursuant to this chapter~~and the~~ 1164
~~rules adopted thereunder;~~ 1165

(c) A consent to service of process. 1166

(2) (a) The board shall recognize on a temporary basis a 1167
certification or license issued in another state and shall 1168
register on a temporary basis an appraiser who is certified or 1169
licensed in another state if all of the following apply: 1170

~~(a)~~ (i) The temporary registration is to perform an 1171
appraisal assignment that is part of a federally related 1172
transaction. 1173

~~(b)~~ (ii) The appraiser's business in this state is of a 1174
temporary nature. 1175

~~(c)~~ (iii) The appraiser registers with the board pursuant 1176
to this division. 1177

(b) An appraiser who is certified or licensed in another 1178
state shall register with the board for temporary practice 1179
before performing an appraisal assignment in this state in 1180
connection with a federally related transaction. 1181

(c) The board shall adopt rules relating to registration 1182
for the temporary recognition of certification and licensure of 1183
appraisers from another state. The registration for temporary 1184
recognition of certified or licensed appraisers from another 1185
state shall not authorize completion of more than one appraisal 1186
assignment in this state. The board shall not issue more than 1187
two registrations for temporary practice to any one applicant in 1188
any calendar year. The application for obtaining a registration 1189
under this division may include any of the following: 1190

(i) A pledge, signed by the applicant, that the applicant 1191
will comply with the standards set forth in this chapter; 1192

(ii) A statement that the applicant understands the types 1193
of misconduct for which disciplinary proceedings may be 1194
initiated against the applicant pursuant to this chapter; 1195

(iii) A consent to service of process. 1196

~~(3) In addition to any other information required to be~~ 1197
~~submitted with the nonresident applicant's or appraiser's~~ 1198
~~application for a certificate, registration, license, or~~ 1199
~~temporary recognition of a certificate or license, each~~ 1200
~~nonresident applicant or appraiser shall submit a statement~~ 1201
~~consenting to the service of process upon the nonresident~~ 1202
~~applicant or appraiser by means of delivering that process to~~ 1203
~~the secretary of state if, in an action against the applicant,~~ 1204
~~certificate holder, registrant, or licensee arising from the~~ 1205
~~applicant's, certificate holder's, registrant's, or licensee's~~ 1206
~~activities as a certificate holder, registrant, or licensee, the~~ 1207
~~plaintiff, in the exercise of due diligence, cannot effect~~ 1208
~~personal service upon the applicant, certificate holder,~~ 1209
~~registrant, or licensee. The board may enter into reciprocal~~ 1210
~~agreements with other states. The board shall prescribe~~ 1211
~~reciprocal agreement requirements by rule.~~ 1212

(F) The superintendent shall not issue a certificate, 1213
registration, or license to, or recognize on a temporary basis 1214
an appraiser from another state that is a corporation, 1215
partnership, or association. This prohibition shall not be 1216
construed to prevent a certificate holder or licensee from 1217
signing an appraisal report on behalf of a corporation, 1218
partnership, or association. 1219

(G) Every person licensed, registered, or certified under 1220
this chapter shall notify the superintendent, on a form provided 1221
by the superintendent, of a change in the address of the 1222
licensee's, registrant's, or certificate holder's principal 1223
place of business or residence within thirty days of the change. 1224
If a licensee's, registrant's, or certificate holder's license, 1225
registration, or certificate is revoked or not renewed, the 1226
licensee, registrant, or certificate holder immediately shall 1227
return the annual and any renewal certificate, registration, or 1228
license to the superintendent. 1229

(H) (1) The superintendent shall not issue a certificate, 1230
registration, or license to any person, or recognize on a 1231
temporary basis an appraiser from another state, who does not 1232
meet applicable minimum criteria for state certification, 1233
registration, or licensure prescribed by federal law or rule. 1234

(2) The superintendent shall not issue a general real 1235
estate appraiser certificate, residential real estate appraiser 1236
certificate, residential real estate appraiser license, or real 1237
estate appraiser assistant registration to any person who has 1238
been convicted of or pleaded guilty to any criminal offense 1239
involving theft, receiving stolen property, embezzlement, 1240
forgery, fraud, passing bad checks, money laundering, or drug 1241
trafficking, or any criminal offense involving money or 1242
securities, including a violation of an existing or former law 1243
of this state, any other state, or the United States that 1244
substantially is equivalent to such an offense. However, if the 1245
applicant has pleaded guilty to or been convicted of such an 1246
offense, the superintendent shall not consider the offense if 1247
the applicant has proven to the superintendent, by a 1248
preponderance of the evidence, that the applicant's activities 1249
and employment record since the conviction show that the 1250

applicant is honest, truthful, and of good reputation, and there 1251
is no basis in fact for believing that the applicant will commit 1252
such an offense again. 1253

Sec. 4763.08. On and after December 22, 1992, each 1254
certificate, registration, and license issued under this 1255
chapter, other than a temporary certificate or license issued 1256
under division (E) (2) of section 4763.05 of the Revised Code, is 1257
valid for a period of one year from its date of issuance. The 1258
superintendent of real estate shall provide renewal notices to 1259
certificate holders, registrants, and licensees no later than 1260
thirty days prior to the expiration of the certificate, 1261
registration, or license. The superintendent shall issue to each 1262
person initially certified, registered, or licensed under this 1263
chapter a certificate, registration, or license in the form and 1264
size the superintendent prescribes. The initial certificate, 1265
registration, and license shall indicate the name of the 1266
certificate holder, registrant, or licensee, bear the signatures 1267
of the members of the real estate appraiser board, be issued 1268
under the seal prescribed in section 121.20 of the Revised Code, 1269
and contain a certificate, registration, or license number 1270
assigned by the superintendent. The superintendent shall issue 1271
to each person who renews a certificate, registration, or 1272
license a renewal certificate, registration, or license in the 1273
size and form the superintendent prescribes. The renewal 1274
certificate, registration, or license shall contain the name ~~and~~ 1275
~~principal address~~ of the certificate holder, registrant, or 1276
licensee and the expiration and number of the certificate, 1277
registration, or license. Each certificate holder and licensee 1278
shall place the certificate holder's or licensee's certificate 1279
or license number adjacent to the title "state-licensed 1280
residential real estate appraiser," "state-certified residential 1281

real estate appraiser," or "state-certified general real estate appraiser," when issuing an appraisal report or in a contract or other instrument used in conducting real estate appraisal activities as required by section 4763.12 of the Revised Code. If a state-registered real estate appraiser assistant participated in the ~~development of an~~ appraisal or specialized service report, the certificate holder or licensee shall also place the registrant's name, registration number, and the title "state-registered real estate appraiser assistant" on the ~~appraisal or report.~~

Sec. 4763.11. (A) Within ten business days after a person files a written complaint against a person certified, registered, or licensed under this chapter with the division of real estate, the superintendent of real estate shall acknowledge receipt of the complaint by sending notice to the certificate holder, registrant, or licensee that includes a copy of the complaint. The acknowledgement to the complainant and the notice to the certificate holder, registrant, or licensee may state that an informal mediation meeting will be held with the complainant, the certificate holder, registrant, or licensee, and an investigator from the investigation and audit section of the division, if the complainant and certificate holder, registrant, or licensee both file a request for such a meeting within twenty calendar days after the acknowledgment and notice are mailed.

(B) If the complainant and certificate holder, registrant, or licensee both file with the division requests for an informal mediation meeting, the superintendent shall notify the complainant and certificate holder, registrant, or licensee of the date of the meeting, by regular mail. If the complainant and certificate holder, registrant, or licensee reach an

accommodation at an informal mediation meeting, the investigator 1313
shall report the accommodation to the superintendent, the 1314
complainant, and the certificate holder, registrant, or licensee 1315
and the complaint file shall be closed upon the superintendent 1316
receiving satisfactory notice that the accommodation has been 1317
fulfilled. 1318

(C) If the complainant and certificate holder, registrant, 1319
or licensee fail to agree to an informal mediation meeting or 1320
fail to reach an accommodation agreement, or fail to fulfill an 1321
accommodation agreement, the superintendent shall assign the 1322
complaint to an investigator for an investigation into the 1323
conduct of the certificate holder, registrant, or licensee 1324
against whom the complaint is filed. 1325

(D) Upon the conclusion of the investigation, the 1326
investigator shall file a written report of the results of the 1327
investigation with the superintendent. The superintendent shall 1328
review the report and determine whether there exists reasonable 1329
and substantial evidence of a violation of division (G) of this 1330
section by the certificate holder, registrant, or licensee. 1331

(1) If the superintendent finds ~~such~~ evidence exists 1332
showing a violation of division (G) of this section by a 1333
certificate holder, registrant, or licensee, the superintendent 1334
shall notify the complainant and certificate holder, registrant, 1335
or licensee of the determination. The certificate holder, 1336
registrant, or licensee may enter into a settlement agreement 1337
with the superintendent. The settlement agreement is subject to 1338
board approval, and the board shall prescribe requirements by 1339
rule for such settlement agreements. The certificate holder, 1340
registrant, or licensee may request a hearing pursuant to 1341
Chapter 119. of the Revised Code. If a formal hearing is 1342

conducted, the hearing examiner shall file a report ~~of that~~ 1343
contains findings of fact and conclusions of law with the 1344
division hearing administrator. The division hearing 1345
administrator shall serve the hearing examiner report on the 1346
superintendent, the assistant attorney general representing the 1347
superintendent in the matter, the board, the complainant and the 1348
certificate holder, licensee, or registrant ~~after the conclusion~~ 1349
 ~~of the formal hearing, and if applicable, counsel representing~~ 1350
the complainant, certificate holder, licensee, or registrant. 1351
Service of the hearing examiner report on the complainant and on 1352
the certificate holder, licensee, or registrant shall comply 1353
with division (K) of this section. Service of the hearing 1354
examiner's report on the superintendent, the assistant attorney 1355
general representing the superintendent in the matter, and the 1356
board shall be by either regular mail or electronic means. 1357
Service of the hearing examiner report on counsel representing 1358
the complainant, certificate holder, licensee, or registrant 1359
shall be by regular mail. 1360

Within ten calendar days of receipt by the assistant 1361
attorney general representing the superintendent of the copy of 1362
the hearing examiner's report served by the division hearing 1363
administrator, the assistant attorney general may file with the 1364
board written objections to the hearing examiner's report, which 1365
shall be considered by the board before approving, modifying, or 1366
rejecting the hearing examiner's report. Within ten calendar 1367
days of receipt by the certificate holder, licensee, or 1368
registrant of the copy of the hearing examiner's ~~finding of fact~~ 1369
~~and conclusions of law~~ report served by the division hearing 1370
administrator, the certificate holder, licensee, or registrant 1371
~~or the division~~ may file with the board written objections to 1372
the hearing examiner's report, which shall be considered by the 1373

board before approving, modifying, or rejecting the hearing 1374
examiner's report. ~~If~~ Within ten calendar days of receipt by the 1375
superintendent of the copy of the hearing examiner's report 1376
served by the division hearing administrator, the superintendent 1377
may grant an extension of time to file written objections to the 1378
hearing examiner's report for good cause shown. 1379

(2) If the superintendent finds, following the conclusion 1380
of the investigation, that ~~such~~ evidence does not exist showing 1381
a violation of division (G) of this section by the certificate 1382
holder, registrant, or licensee, the superintendent shall notify 1383
the complainant and certificate holder, registrant, or licensee 1384
of that determination and the basis for the determination. 1385
Within fifteen business days after the superintendent notifies 1386
the complainant and certificate holder, registrant, or licensee 1387
that such evidence does not exist, the complainant may file with 1388
the division a request that the real estate appraiser board 1389
review the determination. If the complainant files such request, 1390
the board shall review the determination at the next regularly 1391
scheduled meeting held at least fifteen business days after the 1392
request is filed but no longer than six months after the request 1393
is filed. The board may hear the testimony of the complainant, 1394
certificate holder, registrant, or licensee at the meeting upon 1395
the request of that party. If the board affirms the 1396
determination of the superintendent, the superintendent shall 1397
notify the complainant and the certificate holder, registrant, 1398
or licensee within five business days thereafter. If the board 1399
reverses the determination of the superintendent, ~~a hearing~~ 1400
~~before a hearing examiner shall be held and the complainant and~~ 1401
~~certificate holder, registrant, or licensee notified as provided~~ 1402
~~in this division~~ the matter shall be returned to the 1403
superintendent for additional investigation or review. 1404

(E) The board shall review the ~~referee's or hearing~~ 1405
examiner's report and the evidence at the next regularly 1406
scheduled board meeting held at least fifteen business days 1407
after receipt of the ~~referee's or~~ examiner's report. The board 1408
may hear the testimony of the complainant, certificate holder, 1409
registrant, or licensee upon request. If the complainant is the 1410
Ohio civil rights commission, the board shall review the 1411
complaint. 1412

(F) If the board determines that a licensee, registrant, 1413
or certificate holder has violated this chapter for which 1414
disciplinary action may be taken under division (G) of this 1415
section, after review of the ~~referee's or hearing~~ examiner's 1416
report and the evidence as provided in division (E) of this 1417
section, or after review of a settlement agreement entered into 1418
pursuant to division (D)(1) of this section, the board shall 1419
order the disciplinary action the board considers appropriate, 1420
which may include, but is not limited to, any of the following: 1421

(1) Reprimand of the certificate holder, registrant, or 1422
licensee; 1423

(2) Imposition of a fine, not exceeding, two thousand five 1424
hundred dollars per violation; 1425

(3) Requirement of the completion of additional education 1426
courses. Any course work imposed pursuant to this section shall 1427
not count toward continuing education requirements or prelicense 1428
or precertification requirements set forth in section 4763.05 of 1429
the Revised Code. 1430

(4) Suspension of the certificate, registration, or 1431
license for a specific period of time; 1432

(5) Revocation or surrender of the certificate, 1433

registration, or license. 1434

The decision and order of the board is final, except that 1435
following the review of the hearing examiner report and the 1436
evidence as provided in division (E) of this section, the 1437
decision and order of the board is subject to review in the 1438
manner provided for in Chapter 119. of the Revised Code and 1439
appeal to any court of common pleas. If the board orders a 1440
disciplinary action as provided in division (F) (2) or (3) of 1441
this section, the superintendent may grant an extension of time 1442
to satisfy the board-ordered disciplinary action for good cause 1443
shown. 1444

(G) The board shall take any disciplinary action 1445
authorized by this section against a certificate holder, 1446
registrant, or licensee or an applicant who obtains a 1447
certificate, registration, or license pursuant to this chapter 1448
who is found to have committed any of the following acts, 1449
omissions, or violations ~~during the appraiser's certification,~~ 1450
~~registration, or licensure:~~ 1451

(1) ~~Procuring~~ As an applicant, procuring or attempting to 1452
procure a certificate, registration, or license pursuant to ~~this~~ 1453
~~chapter~~ section 4763.05, 4763.06, or 4763.07 of the Revised Code 1454
by knowingly making a false statement, submitting false 1455
information, refusing to provide complete information in 1456
response to a question in an application for certification, 1457
registration, or licensure, or by any means of fraud or 1458
misrepresentation; 1459

(2) Paying, or attempting to pay, anything of value, other 1460
than the fees or assessments required by this chapter, to any 1461
member or employee of the board for the purpose of procuring a 1462
certificate, registration, or license; 1463

- (3) ~~Being~~ In a criminal proceeding, being convicted in a 1464
~~criminal proceeding for~~ of or pleading guilty or no contest to 1465
a felony ~~or~~; a crime involving moral turpitude; or a crime 1466
involving theft, receiving stolen property, embezzlement, 1467
forgery, fraud, passing bad checks, money laundering, drug 1468
trafficking, or any criminal offense involving money or 1469
securities, including a violation of an existing or former law 1470
of this state, any other state, or the United States that is 1471
substantially equivalent to such an offense; 1472
- (4) Dishonesty, fraud, or misrepresentation, with the 1473
intent to either benefit the certificate holder, registrant, or 1474
licensee or another person or injure another person; 1475
- (5) Violation of any of the standards for the development, 1476
preparation, communication, or reporting of an appraisal report 1477
set forth in this chapter and rules of the board; 1478
- (6) Failure or refusal to exercise reasonable diligence in 1479
developing, preparing, or communicating an appraisal report; 1480
- (7) Negligence or incompetence in developing, preparing, 1481
communicating, or reporting an appraisal report; 1482
- (8) Violating ~~or willfully disregarding~~ this chapter or 1483
the rules adopted thereunder; 1484
- (9) Accepting an appraisal assignment where the employment 1485
is contingent upon the appraiser preparing or reporting a 1486
predetermined estimate, analysis, or opinion, or where the fee 1487
to be paid for the appraisal is contingent upon the opinion, 1488
conclusion, or valuation attained or upon the consequences 1489
resulting from the appraisal assignment; 1490
- (10) Violating the confidential nature of governmental 1491
records to which the certificate holder, registrant, or licensee 1492

gained access through employment or engagement as an appraiser	1493
by a governmental agency;	1494
(11) Entry of final judgment against the certificate	1495
holder, registrant, or licensee on the grounds of fraud, deceit,	1496
misrepresentation, or gross negligence in the making of	1497
<u>performing any appraisal of real estate;</u>	1498
(12) Violating any federal or state civil rights law;	1499
(13) Having published advertising, whether printed, radio,	1500
display, or of any other nature, which was misleading or	1501
inaccurate in any material particular, or in anyway having	1502
misrepresented any appraisal or specialized service;	1503
(14) Failing to provide copies of records to the	1504
superintendent or failing to maintain records as required by	1505
section 4763.14 of the Revised Code. Failure of a certificate	1506
holder, licensee, or registrant to comply with a subpoena issued	1507
under division (C) (1) of section 4763.03 of the Revised Code is	1508
prima-facie evidence of a violation of division (G) (14) of	1509
section 4763.11 of the Revised Code.	1510
(15) Failing to provide notice to the board as required in	1511
division (I) of this section;	1512
<u>(16) In the case of a certificate holder acting as a</u>	1513
<u>supervisory appraiser, refusing to sign an appraiser experience</u>	1514
<u>log required by rule for a person making application for an</u>	1515
<u>initial state-certified general real estate appraiser</u>	1516
<u>certificate, state-certified residential real estate appraiser</u>	1517
<u>certificate, or state-licensed residential real estate appraiser</u>	1518
<u>license, unless there is reasonable and substantial evidence</u>	1519
<u>that there is false information contained within the log;</u>	1520
<u>(17) Being sanctioned or disciplined in another</u>	1521

jurisdiction as a real estate appraiser; 1522

(18) Failing to provide assistance, whenever possible, to 1523
the members and staff of the board or to the division of real 1524
estate in the enforcement of this chapter and the rules adopted 1525
under it. 1526

(H) The board immediately shall notify the superintendent 1527
of real estate of any disciplinary action taken under this 1528
section against a certificate holder, registrant, or licensee 1529
who also is licensed under Chapter 4735. of the Revised Code, 1530
and also shall notify any other federal, state, or local agency 1531
and any other public or private association that the board 1532
determines is responsible for licensing or otherwise regulating 1533
the professional or business activity of the appraiser. 1534
Additionally, the board shall notify the complainant and any 1535
other party who may have suffered financial loss because of the 1536
certificate holder's, registrant's, or licensee's violations, 1537
that the complainant or other party may sue for recovery under 1538
section 4763.16 of the Revised Code. The notice provided under 1539
this division shall specify the conduct for which the 1540
certificate holder, registrant, or licensee was disciplined and 1541
the disciplinary action taken by the board and the result of 1542
that conduct. 1543

(I) A certificate holder, registrant, or licensee shall 1544
notify the board within fifteen days of the agency's issuance of 1545
an order revoking or permanently surrendering any professional 1546
license, certificate, or registration by any public entity other 1547
than the division of real estate. A certificate holder, 1548
registrant, or licensee who is convicted of or pleads guilty or 1549
no contest to a felony or crime of moral turpitude as described 1550
in division (G) (3) of this section shall notify the board of the 1551

conviction or plea within fifteen days of the conviction or 1552
plea. 1553

(J) If the board determines that a certificate holder, 1554
registrant, or licensee has violated this chapter for which 1555
disciplinary action may be taken under division (G) of this 1556
section as a result of an investigation conducted by the 1557
superintendent upon the superintendent's own motion or upon the 1558
request of the board, the superintendent shall notify the 1559
certificate holder, registrant, or licensee of the certificate 1560
holder's, registrant's, or licensee's right to a hearing 1561
pursuant to Chapter 119. of the Revised Code and, if applicable, 1562
to an appeal of a final determination of such administrative 1563
proceedings to any court of common pleas. 1564

(K) Notwithstanding section 119.07 of the Revised Code, 1565
acknowledgment of complaint notices issued under division (A) of 1566
this section and continuance notices associated with hearings 1567
conducted under this section may be sent by regular mail and a 1568
certificate of mailing shall be obtained for the notices. All 1569
other notices, written reports, and determinations issued to a 1570
complainant and to a certificate holder, registrant, licensee, 1571
or other party pursuant to this section shall be mailed via 1572
certified mail, return receipt requested. ~~If the certified~~ When 1573
any notice is sent by certified mail, return receipt requested, 1574
and is returned because of failure of delivery or because the 1575
notice was unclaimed, the then that notice, written reports, or 1576
determinations are is deemed served if the superintendent 1577
subsequently sends the notice, written reports, or determination 1578
via by regular mail and obtains a certificate of mailing of is 1579
obtained for the notice, written reports, or determination. If a 1580
notice, whether sent by certified mail, return receipt 1581
requested, or by regular mail with a certificate of mailing, is 1582

returned for failure of delivery, then the superintendent shall 1583
make personal delivery of the notice by an employee or agent of 1584
the department of commerce or shall cause a summary of the 1585
substantive provisions of the notice to be published once a week 1586
for three consecutive weeks in a newspaper of general 1587
circulation in the county where the last known address of the 1588
party is located. When notice is given by publication, a proof 1589
of publication affidavit, with the first publication of the 1590
notice set forth in the affidavit, shall be mailed by regular 1591
mail to the party at the party's last known address. The notice 1592
shall be deemed received as of the date of the last publication 1593
of the summary. An employee or agent of the department of 1594
commerce may make personal delivery of the notice upon the party 1595
at any time. Refusal of delivery by personal service or by mail 1596
is not failure of delivery and service is deemed to be complete. 1597
Failure of delivery occurs only when a mailed notice is returned 1598
by the postal authorities marked undeliverable, address or 1599
addressee unknown, or forwarding address unknown or expired. 1600

Sec. 4763.12. (A) A person licensed or certified under 1601
this chapter may be retained or employed to act as a 1602
disinterested third party in rendering an unbiased valuation or 1603
analysis of real estate or to provide specialized services to 1604
facilitate the client or employer's objectives. An appraisal or 1605
appraisal report rendered by a certificate holder or licensee 1606
shall comply with this chapter. A certified appraisal or 1607
certified appraisal report represents to the public that it 1608
satisfies the standards set forth in this chapter. 1609

(B) No certificate holder or licensee shall accept a fee 1610
for an appraisal assignment that is contingent, in whole or in 1611
part, upon the reporting of a predetermined estimate, analysis, 1612
or opinion or upon the opinion, conclusion, or valuation 1613

reached, or upon consequences resulting from the appraisal 1614
assignment. A certificate holder or licensee who enters into an 1615
agreement to provide specialized services may charge a fixed fee 1616
or a fee that is contingent upon the results achieved by the 1617
specialized services, provided that this fact is clearly stated 1618
in each oral report rendered pursuant to the agreement, and the 1619
existence of the contingent fee arrangement is clearly stated in 1620
a prominent place on each written report and in each letter of 1621
transmittal and certification statement made by the certificate 1622
holder or licensee within that report. 1623

(C) Every written report rendered by a certificate holder 1624
or licensee in conjunction with an appraisal assignment or 1625
specialized service performed shall include the following 1626
information: 1627

(1) The name of the certificate holder or licensee; 1628

(2) The class of certification or licensure held by and 1629
the certification or licensure number of the certificate holder 1630
or licensee; 1631

(3) Whether the appraisal or specialized service is 1632
performed within the scope of the certificate holder's or 1633
licensee's certification or licensure; 1634

(4) Whether the appraisal or specialized service is 1635
provided by a certificate holder or licensee as a disinterested 1636
and unbiased third party or as a person on an interested and 1637
biased basis or as an interested third party on a contingent fee 1638
basis; 1639

(5) The signature of the person ~~preparing~~ performing and 1640
reporting the appraisal or specialized service; 1641

(6) The license, certificate, or registration number of 1642

the appraisal management company that has engaged the appraiser 1643
for the assignment within the body of the appraisal report; 1644

(7) If an appraisal report is completed for an appraisal 1645
management company, one of the following: 1646

(a) The actual fees paid to the appraiser within the body 1647
of the appraisal report; 1648

(b) If the appraiser is employed by the appraisal 1649
management company on an employee and employer basis for the 1650
performance of appraisals, a statement of that fact and a 1651
statement that the appraiser was not paid a fee. 1652

If the certificate holder or licensee provides an oral 1653
real estate appraisal report or specialized service, the 1654
certificate holder or licensee shall send, within seven days of 1655
providing the oral report, a form to the client containing the 1656
appropriate information specified in this division and the rules 1657
adopted pursuant to this division. 1658

(D) Nothing in this chapter shall be construed as 1659
requiring a certificate holder or licensee to provide a client 1660
with a copy of any writing prepared in support of an oral 1661
appraisal report except as provided in division (C) of this 1662
section or as agreed to between the certificate holder or 1663
licensee and the certificate holder's or licensee's client. 1664

(E) No person, directly or indirectly, shall knowingly 1665
compensate, instruct, induce, coerce, or intimidate, or attempt 1666
to compensate, instruct, induce, coerce, or intimidate, a 1667
certificate holder or licensee for the purpose of corrupting or 1668
improperly influencing the independent judgment of the 1669
certificate holder or licensee with respect to the value of the 1670
dwelling offered as security for repayment of a mortgage loan. 1671

Sec. 4763.13. (A) In engaging in appraisal activities, a 1672
person certified, registered, or licensed under this chapter 1673
shall comply with the applicable standards prescribed by the 1674
board of governors of the federal reserve system, the federal 1675
deposit insurance corporation, the comptroller of the currency, 1676
the office of thrift supervision, the national credit union 1677
administration, and the resolution trust corporation in 1678
connection with federally related transactions under the 1679
jurisdiction of the applicable agency or instrumentality. A 1680
certificate holder, registrant, and licensee also shall comply 1681
with the uniform standards of professional appraisal practice, 1682
as adopted by the appraisal standards board of the appraisal 1683
foundation and such other standards adopted by the real estate 1684
appraiser board, to the extent that those standards do not 1685
conflict with applicable federal standards in connection with a 1686
particular federally related transaction. 1687

(B) The terms "state-licensed residential real estate 1688
appraiser," "state-certified residential real estate appraiser," 1689
"state-certified general real estate appraiser," and "state- 1690
registered real estate appraiser assistant" shall be used to 1691
refer only to those persons who have been issued the applicable 1692
certificate, registration, or license or renewal certificate, 1693
registration, or license pursuant to this chapter. None of these 1694
terms shall be used following or in connection with the name or 1695
signature of a partnership, corporation, or association or in a 1696
manner that could be interpreted as referring to a person other 1697
than the person to whom the certificate, registration, or 1698
license has been issued. No person shall fail to comply with 1699
this division. 1700

(C) No person, other than a certificate holder, a 1701
registrant, or a licensee, shall assume or use a title, 1702

designation, or abbreviation that is likely to create the 1703
impression that the person possesses certification, 1704
registration, or licensure under this chapter, provided that 1705
professional designations containing the term "certified 1706
appraiser" and being used on or before July 26, 1989, shall not 1707
be construed as being misleading under this division. No person 1708
other than a person certified or licensed under this chapter 1709
shall describe or refer to an appraisal or other evaluation of 1710
real estate located in this state as being certified. 1711

(D) The terms "state-certified or state-licensed real 1712
estate appraisal report," "state-certified or state-licensed 1713
appraisal report," or "state-certified or state-licensed 1714
appraisal" shall be used to refer only to those real estate 1715
appraisals conducted by a certificate holder or licensee as a 1716
disinterested and unbiased third party provided that the 1717
certificate holder or licensee provides certification with the 1718
appraisal report and provided further that if a licensee is 1719
providing the appraisal, such terms shall only be used if the 1720
licensee is acting within the scope of the licensee's license. 1721
No person shall fail to comply with this division. 1722

(E) Nothing in this chapter shall preclude a partnership, 1723
corporation, or association which employs, retains, or engages 1724
the services of a certificate holder or licensee to advertise 1725
that the partnership, corporation, or association offers state- 1726
certified or state-licensed appraisals through a certificate 1727
holder or licensee if the advertisement clearly states such fact 1728
in accordance with guidelines for such advertisements 1729
established by rule of the real estate appraiser board. 1730

(F) Except as otherwise provided in section 4763.19 of the 1731
Revised Code, nothing in this chapter shall preclude a person 1732

who is not licensed or certified under this chapter from 1733
appraising real estate for compensation. 1734

Sec. 4763.14. A person licensed, registered, or certified 1735
under this chapter shall retain for a period of five years the 1736
original or a true copy of each written contract for the 1737
person's services relating to real estate appraisal work, all 1738
appraisal reports, and all work file documentation and data 1739
assembled in preparing those reports. The retention period 1740
begins on the date the appraisal report is submitted to the 1741
client unless, prior to expiration of the retention period, the 1742
certificate holder, registrant, or licensee is notified that the 1743
appraisal or report is the subject of or is otherwise involved 1744
in pending litigation, in which case the retention period ~~begins~~ 1745
~~on~~ shall commence two years from the date of final disposition 1746
of the litigation. 1747

A certificate holder, registrant, and a licensee shall 1748
make available all records required to be maintained under this 1749
section for inspection and copying by the superintendent of real 1750
estate or the real estate appraiser board, or both, upon 1751
reasonable notice to the certificate holder, registrant, or 1752
licensee. 1753

Sec. 4763.15. Except for moneys required to be transferred 1754
into the real estate appraiser recovery fund pursuant to section 1755
4763.16 of the Revised Code or as required pursuant to this 1756
section, the superintendent of real estate may deposit all fees 1757
collected under this chapter into the state treasury to the 1758
credit of the real estate appraiser operating fund, which is 1759
hereby created. All operating expenses of the real estate 1760
appraiser board and the superintendent of real estate relating 1761
to the administration and enforcement of this chapter and 1762

Chapter 4768. of the Revised Code shall be paid from this fund. 1763
The fund shall be assessed a proportionate share of the 1764
administrative cost of the department of commerce in accordance 1765
with procedures prescribed by the director of commerce and 1766
approved by the director of budget and management and the 1767
assessment shall be paid from the operating fund to the division 1768
of administration fund. 1769

If, in any biennium, the director of commerce determines 1770
that moneys in the operating fund exceed those necessary to fund 1771
the activities of the board and of the superintendent of real 1772
estate that relate to this chapter and Chapter 4768. of the 1773
Revised Code, ~~he~~ the director may pay the excess funds to the 1774
real estate appraiser recovery fund. 1775

Sec. 4763.17. Every partnership, corporation, or 1776
association which employs, retains, or engages the services of a 1777
person licensed, registered, or certified under this chapter, 1778
whether the certificate holder, registrant, or licensee is an 1779
independent contractor or under the supervision or control of 1780
the partnership, corporation, or association, is jointly and 1781
severally liable for any damages incurred by any person as a 1782
result of an act or omission concerning a state-certified or 1783
state-licensed real estate appraisal report prepared or 1784
facilitated in the preparation by a certificate holder, 1785
registrant, or licensee while employed, retained, or engaged by 1786
the partnership, corporation, or association. 1787

Sec. 4763.19. (A) Subject to division (B) of this section, 1788
no person shall perform or prepare a real estate appraisal, 1789
appraisal report, or real estate appraisal review for a mortgage 1790
loan ~~if,~~ unless the person is ~~not~~ licensed or certified under 1791
this chapter to do the appraisal. 1792

(B) Division (A) of this section does not apply to a lender using a market analysis or price opinion, an internal valuation analysis, or an automated valuation model or report based on an automated valuation model, and any person providing that report to the lender, ~~in performing a valuation for purposes of a loan application, as long as the lender does both of the following:~~

~~(1) Gives the consumer loan applicant a copy of any written market analysis or price opinion or valuation report based on an automated valuation model;~~

~~(2) Includes a disclaimer on the consumer's copy specifying that the valuation used for purposes of the application was obtained from a market analysis or price opinion or automated valuation model report and not from a to validate or support the value conclusion provided by the person licensed or certified under this chapter to do the appraisal.~~

Sec. 4768.01. As used in this chapter:

(A) "Real estate appraisal" or "appraisal" means the act or process of developing an opinion of value of real property in conformity with the uniform standards of professional appraisal practice.

(B) "Appraisal management company" means any person authorized either by a creditor of a consumer credit transaction secured by a consumer's principal dwelling, or by an underwriter of or other principal in the secondary mortgage markets, that performs appraisal management services in connection with valuing properties collateralizing mortgage loans or valuing properties collateralizing mortgages incorporated in a securitization.

(C) "Appraisal management services" means to perform any 1822
of the following functions on behalf of a lender, financial 1823
institution, client, or any other person in conjunction with a 1824
consumer credit transaction that is secured by a consumer's 1825
primary dwelling: 1826

(1) Administer an appraiser panel; 1827

(2) Recruit, retain, or select appraisers; 1828

(3) Qualify, verify licensure or certification, and 1829
negotiate fees and service level expectations with persons who 1830
are part of an appraiser panel; 1831

(4) Contract with appraisers to perform appraisal 1832
assignments; 1833

(5) Receive an order for an appraisal from one person and 1834
deliver the order for the appraisal to an appraiser who is part 1835
of an appraiser panel for completion; 1836

(6) Manage the process of having an appraisal performed, 1837
including providing administrative duties, such as receiving 1838
appraisal orders and reports, submitting completed appraisal 1839
reports to creditors and underwriters, collecting fees from 1840
creditors and underwriters for services provided, and 1841
reimbursing appraisers for services performed; 1842

(7) Track and determine the status of orders for 1843
appraisals; 1844

(8) Conduct quality control of a completed appraisal prior 1845
to the delivery of the appraisal to the person that ordered the 1846
appraisal; 1847

(9) Provide a completed appraisal performed by an 1848
appraiser to one or more clients. 1849

(D) "Appraisal report" means a written communication of a 1850
real estate appraisal or appraisal review or an oral 1851
communication of a real estate appraisal or appraisal review 1852
that is documented by a writing that supports the oral 1853
communication. 1854

(E) "Appraisal review" means the act or process of 1855
developing and communicating an opinion about the quality of 1856
another appraiser's work that was performed as part of an 1857
appraisal or appraisal review. "Appraisal review" does not 1858
include an examination of an appraisal for grammatical errors, 1859
typographical errors, or completeness, provided the review for 1860
completeness does not require an opinion about the quality of 1861
the work of an appraiser. The real estate appraiser board may 1862
define, by rule, "review for completeness." 1863

(F) "Appraisal services" or "real estate appraisal 1864
services" means a real estate appraisal or appraisal review. 1865

(G) "Appraiser" means a person licensed or certified under 1866
Chapter 4763. of the Revised Code. 1867

(H) "Appraiser panel" means a network of appraisers who 1868
are independent contractors to the appraisal management company 1869
and who have been approved by the appraisal management company, 1870
after responding to an invitation or request from the appraisal 1871
management company, to perform appraisals for any client of the 1872
appraisal management company or for the appraisal management 1873
company directly, on a periodic basis, as assigned by the 1874
appraisal management company. 1875

(I) "Automated valuation model" means a computer software 1876
program that analyzes data using an automated process, such as 1877
regression, adaptive estimation, neural network, expert 1878

reasoning, or artificial intelligence programs, that produces an 1879
output that may become a basis for appraisal or appraisal review 1880
if the appraiser believes the output to be credible for use in a 1881
specific assignment. 1882

(J) "Client" means any person that contracts with, or 1883
otherwise enters into an agreement with, an appraisal management 1884
company for residential or commercial real estate appraisal 1885
services. 1886

(K) "Controlling person" means any of the following: 1887

(1) An owner, officer, or director of a business entity 1888
seeking to offer appraisal management services in this state; 1889

(2) An individual employed, appointed, or authorized by an 1890
appraisal management company, who has the authority to enter 1891
into contractual relationships with clients for the performance 1892
of appraisal management services and the authority to enter into 1893
agreements with appraisers for the performance of residential or 1894
commercial real estate appraisal services; 1895

(3) An individual who possesses, directly or indirectly, 1896
the power to direct or cause the direction of the management or 1897
policies of an appraisal management company. 1898

(L) "Federally regulated appraisal management company" 1899
means an appraisal management company that is owned and 1900
controlled by an insured depository institution as defined in 12 1901
U.S.C. 1813 or an insured credit union as defined in 12 U.S.C. 1902
1752 and that is regulated by the office of the comptroller of 1903
the currency, the board of governors of the federal reserve 1904
system, the national credit union administration, or the federal 1905
deposit insurance corporation. 1906

(M) "Owner" means a person who owns or controls ten per 1907

cent or more of an appraisal management company. 1908

(N) "Person" means an individual, corporation, 1909
partnership, sole proprietorship, subsidiary, unit, or other 1910
business entity. 1911

(O) "Real estate" has the same meaning as in section 1912
4735.01 of the Revised Code. 1913

Sec. 4768.02. (A) (1) No person shall do any of the 1914
following without first obtaining a license under this chapter: 1915

(a) Directly or indirectly engage or attempt to engage in 1916
business as an appraisal management company; 1917

(b) Directly or indirectly engage in or attempt to perform 1918
appraisal management services; 1919

(c) Advertise or hold itself out as engaging in or 1920
conducting business as an appraisal management company. 1921

(2) A person that violates division (A) (1) of this section 1922
may be subject to sanctions under section 4768.14 of the Revised 1923
Code. 1924

(B) This chapter shall not apply to any of the following: 1925

(1) An appraisal management company that is a federally 1926
regulated appraisal management company; 1927

(2) Any person that exclusively employs appraisers on an 1928
employer and employee basis for the performance of appraisals; 1929

(3) Any person engaged in appraisal services who, in the 1930
normal course of business, enters into an agreement, whether 1931
written or otherwise, with an independent appraiser for the 1932
performance of appraisal services that the hiring or contracting 1933
person is not completing for any reason, including competency, 1934

work load, schedule, or geographic location. Division (B) (3) of 1935
this section applies only to an appraiser and to that 1936
appraiser's business entity provided that entity is engaging in 1937
real estate appraisal services, not appraisal management 1938
services; 1939

(4) Any person engaged in appraisal services who, in the 1940
normal course of business, enters into an agreement, whether 1941
written or otherwise, with an independent contractor appraiser 1942
for the performance of appraisal services and, upon the 1943
completion of the appraisal, the report of the independent 1944
contractor appraiser performing the appraisal services is 1945
cosigned by the person who subcontracted with the independent 1946
contractor appraiser for the performance of the appraisal 1947
services. An appraisal management company shall not avoid the 1948
requirements of this division by requiring an employee of the 1949
appraisal management company, who is an appraiser, to sign the 1950
appraisal that has been completed by an appraiser that is part 1951
of the appraisal panel for the appraisal management company. 1952

(5) Any appraiser engaged in mass appraisal services under 1953
the direction of the tax commissioner or a county auditor. 1954

Sec. 4768.03. The real estate appraiser board shall do all 1955
of the following: 1956

(A) Adopt rules, in accordance with Chapter 119. of the 1957
Revised Code in furtherance of this chapter, including, but not 1958
limited to, all of the following: 1959

(1) Procedures for criminal records checks that are 1960
required under section 4768.06 of the Revised Code, in 1961
accordance with division (K) of section 121.08 and division (C) 1962
of section 4768.06 of the Revised Code; 1963

<u>(2) The following nonrefundable fees:</u>	1964
<u>(a) The initial appraisal management company license fee,</u>	1965
<u>which shall not exceed two thousand dollars;</u>	1966
<u>(b) The annual renewal fee, which shall not exceed two</u>	1967
<u>thousand dollars;</u>	1968
<u>(c) The late filing fee, which shall not exceed one</u>	1969
<u>thousand dollars, for the renewal of a license under division</u>	1970
<u>(C) of section 4768.07 of the Revised Code.</u>	1971
<u>(3) Requirements for settlement agreements that the</u>	1972
<u>superintendent of real estate and professional licensing and an</u>	1973
<u>appraisal management company or other person may enter into</u>	1974
<u>under division (H) of section 4768.13 or division (C) of section</u>	1975
<u>4768.14 of the Revised Code;</u>	1976
<u>(4) Presumptions of compliance with regard to the</u>	1977
<u>customary and reasonable fees required under division (B) of</u>	1978
<u>section 4768.12 of the Revised Code. In adopting rules under</u>	1979
<u>division (A) (4) of this section, the board shall consider</u>	1980
<u>presumptions of compliance promulgated for the same purpose</u>	1981
<u>under the federal "Truth in Lending Act," 82 Stat. 146, 15</u>	1982
<u>U.S.C. 1631 et seq.;</u>	1983
<u>(5) Rules regarding consent to service of process for</u>	1984
<u>appraisal management companies in accordance with division (A)</u>	1985
<u>(6) of section 4768.06 of the Revised Code.</u>	1986
<u>(B) Determine the appropriate disciplinary actions to be</u>	1987
<u>taken against a person, including a licensee, under section</u>	1988
<u>4768.13 of the Revised Code;</u>	1989
<u>(C) Hear appeals, pursuant to Chapter 119. of the Revised</u>	1990
<u>Code, from decisions and orders that the superintendent issues</u>	1991

<u>pursuant to this chapter;</u>	1992
<u>(D) Request that the superintendent initiate an</u>	1993
<u>investigation of a violation of this chapter or the rules</u>	1994
<u>adopted under it, as the board determines appropriate.</u>	1995
<u>Sec. 4768.04. (A) The superintendent of real estate and</u>	1996
<u>professional licensing shall do all of the following:</u>	1997
<u>(1) Prescribe the form and content of all applications</u>	1998
<u>required by this chapter;</u>	1999
<u>(2) Receive applications for licenses and renewal thereof</u>	2000
<u>under this chapter and establish the procedures for processing,</u>	2001
<u>approving, and disapproving those applications;</u>	2002
<u>(3) Retain records and all application materials submitted</u>	2003
<u>to the superintendent;</u>	2004
<u>(4) Issue licenses and maintain a register of the names</u>	2005
<u>and addresses of all appraisal management companies issued a</u>	2006
<u>license under this chapter;</u>	2007
<u>(5) Perform any other functions and duties, including the</u>	2008
<u>employment of staff, necessary to administer this chapter;</u>	2009
<u>(6) Administer this chapter;</u>	2010
<u>(7) Issue all orders necessary to implement this chapter;</u>	2011
<u>(8) Investigate complaints, upon the motion of the</u>	2012
<u>superintendent of real estate and professional licensing or upon</u>	2013
<u>receipt of a complaint, or at the request of the real estate</u>	2014
<u>appraiser board, concerning any violation of this chapter or the</u>	2015
<u>rules adopted pursuant thereto or the conduct of any person</u>	2016
<u>holding a license issued pursuant to this chapter;</u>	2017
<u>(9) Establish and maintain an investigation and audit</u>	2018

section to investigate complaints and conduct inspections, 2019
audits, and other inquiries as, in the judgment of the 2020
superintendent of real estate and professional licensing, are 2021
appropriate to enforce this chapter. The investigators and 2022
auditors may review and audit the business records of licensees 2023
during normal business hours. The superintendent of real estate 2024
and professional licensing may utilize the investigators and 2025
auditors who are employed by the division of real estate and 2026
professional licensing for other related purposes. 2027

(10) Appoint a hearing examiner for any proceeding under 2028
section 4768.13 or 4768.14 of the Revised Code; 2029

(11) Make and transmit any reports, and collect and 2030
transmit any fees, that are required under section 1109(a) of 2031
the "Financial Institutions, Reform, Recovery, and Enforcement 2032
Act," as amended, 12 U.S.C. 3338(a). 2033

(B) The superintendent of real estate and professional 2034
licensing may do any of the following: 2035

(1) In connection with investigations and audits under 2036
division (A)(8) of this section, subpoena witnesses as provided 2037
in section 4768.05 of the Revised Code; 2038

(2) Apply to the appropriate court to enjoin any violation 2039
of this chapter. Upon a showing by the superintendent of real 2040
estate and professional licensing that any person has violated 2041
or is about to violate this chapter, the court shall grant an 2042
injunction, restraining order, or other appropriate relief, or 2043
any combination thereof; 2044

(3) In conjunction with the enforcement of this chapter, 2045
when the superintendent of real estate and professional 2046
licensing has reasonable cause to believe that any owner or 2047

controlling person of a licensee has committed a criminal 2048
offense, the superintendent of real estate and professional 2049
licensing may request the superintendent of the bureau of 2050
criminal identification and investigation to conduct a criminal 2051
records check of the owner or controlling person. The 2052
superintendent of the bureau of criminal identification and 2053
investigation shall obtain information from the federal bureau 2054
of investigation as part of the criminal records check of the 2055
owner or controlling person. The superintendent of real estate 2056
and professional licensing may assess the licensee a fee equal 2057
to the fee assessed for the criminal records check. 2058

(C) (1) The following information and documents are 2059
confidential and not public records under section 149.43 of the 2060
Revised Code: 2061

(a) All information that is obtained by investigators and 2062
auditors performing investigations or conducting inspections, 2063
audits, and other inquiries pursuant to divisions (A) (8) and (9) 2064
of this section; 2065

(b) All reports, documents, and other work products that 2066
arise from the information described in division (C) (1) (a) of 2067
this section and that are prepared by the investigators, 2068
auditors, or other personnel of the department of commerce. 2069

(2) The superintendent of real estate and professional 2070
licensing, the investigators and auditors, and other personnel 2071
of the department shall hold in confidence the information, 2072
reports, documents, and other work products described in 2073
division (C) (1) of this section. 2074

(3) Divisions (C) (1) and (2) of this section do not 2075
prevent the division from releasing information relating to 2076

licensees to the superintendent of financial institutions for 2077
purposes relating to the administration of sections 1322.01 to 2078
1322.12 of the Revised Code, to the commissioner of securities 2079
for purposes relating to Chapter 1707. of the Revised Code, to 2080
the superintendent of insurance for purposes relating to the 2081
administration of Chapter 3953. of the Revised Code, to the 2082
attorney general, or to law enforcement agencies and 2083
prosecutors. Information released by the division pursuant to 2084
division (C) (3) of this section remains confidential. 2085

Sec. 4768.05. The real estate appraiser board or the 2086
superintendent of real estate and professional licensing may 2087
compel, by order or subpoena, the attendance of witnesses to 2088
testify in relation to any matter over which the board or the 2089
superintendent has jurisdiction and that is the subject of the 2090
inquiry and investigation by the board or superintendent and may 2091
require the production of any book, paper, or document 2092
pertaining to such matter. For such purpose, the board or the 2093
superintendent has the same power as judges of county courts to 2094
administer oaths, compel the attendance of witnesses, and punish 2095
witnesses for refusal to testify. Service of the subpoena may be 2096
made by sheriffs or by certified mail, return receipt requested, 2097
and the subpoena shall be deemed served on the date delivery is 2098
made or the date the person refuses to accept delivery. Sheriffs 2099
or constables shall return such process and shall receive the 2100
same fees for doing so as are allowed for like service if 2101
service of the subpoena is made by sheriffs or constables. 2102
Witnesses shall receive, after their appearance before the board 2103
or the superintendent, the fees and mileage provided for under 2104
section 119.094 of the Revised Code. If two or more witnesses 2105
travel together in the same vehicle, the mileage fee shall be 2106
paid to only one of those witnesses, but the witnesses may agree 2107

to divide the fee amongst themselves in any manner. 2108

If any person fails to file any statement or report, obey 2109
any subpoena, give testimony, answer questions, or produce 2110
books, records, or papers as required by the board or the 2111
superintendent under this chapter, the board or the 2112
superintendent may apply to the court of common pleas of any 2113
county in the state setting forth the failure. Upon receiving 2114
such an application, the court may make an order awarding 2115
process of subpoena or subpoena duces tecum for the person to 2116
appear and testify before the board or the superintendent; order 2117
any person to give testimony and answer questions; and order any 2118
person to produce books, records, or papers, as required by the 2119
board or the superintendent. Upon the filing of such an order in 2120
the office of the clerk of the court of common pleas, the clerk, 2121
under the seal of the court, shall issue process or subpoena 2122
each day until the examination of the person is completed. The 2123
subpoena may contain a direction that the witness bring to the 2124
examination any books, records, or papers described in the 2125
subpoena. The clerk also shall issue, under the seal of the 2126
court, such other orders, in reference to the examination, 2127
appearance, and production of books, records, or papers, as the 2128
court directs. If any person summoned by subpoena fails to obey 2129
the subpoena, to give testimony, to answer questions as 2130
required, or to obey an order of the court, the court, on motion 2131
supported by proof, may order an attachment for contempt to be 2132
issued against the person charged with disobedience of the 2133
order. If the person is brought before the court by virtue of 2134
the attachment, and if upon a hearing the disobedience appears, 2135
the court may order the offender to be committed and kept in 2136
close custody. 2137

Sec. 4768.06. (A) To obtain an appraisal management 2138

company license, each applicant shall submit all of the 2139
following to the superintendent of real estate and professional 2140
licensing: 2141

(1) A completed application on a form the superintendent 2142
provides; 2143

(2) The name of a controlling person who will be the main 2144
contact between the appraisal management company and the 2145
division of real estate and professional licensing and the real 2146
estate appraiser board; 2147

(3) Payment of the fee established for initial licensure 2148
under division (A) (2) of section 4768.03 of the Revised Code; 2149

(4) A list of all owners and controlling persons of the 2150
appraisal management company; 2151

(5) A statement that each owner and controlling person of 2152
the appraisal management company satisfies the requirements set 2153
forth in divisions (B) (1) to (4) of this section; 2154

(6) A completed consent to service of process in this 2155
state as prescribed by rule of the real estate appraiser board; 2156

(7) A statement that the applicant understands the grounds 2157
for any disciplinary action that may be initiated under this 2158
chapter; 2159

(8) The name of each state in which the appraisal 2160
management company holds an appraisal management company 2161
license, certificate, or registration and affirmation that the 2162
applicant is in good standing in each state where the applicant 2163
holds a license, certificate, or registration; 2164

(9) A statement that the applicant acknowledges that a 2165
system or process must be in place to verify that any appraiser 2166

added to the appraisal management company's appraiser panel for 2167
the purpose of performing real estate appraisal services in this 2168
state holds a license or certificate under Chapter 4763. of the 2169
Revised Code and is in good standing with this state; 2170

(10) A statement that the applicant acknowledges that a 2171
system or process must be in place to review the work of 2172
appraisers who are performing real estate appraisal services for 2173
compliance with the uniform standards of professional appraisal 2174
practice; 2175

(11) A statement that the applicant acknowledges that a 2176
system or process must be in place to verify that any employee 2177
of, or independent contractor to, the appraisal management 2178
company that performs an appraisal review shall be an appraiser 2179
licensed or certified pursuant to Chapter 4763. of the Revised 2180
Code, provided the property that is the subject of the appraisal 2181
is located in this state; 2182

(12) A statement that the applicant acknowledges that the 2183
controlling person who will be the main contact between the 2184
appraisal management company and the division of real estate and 2185
professional licensing and the real estate appraiser board 2186
described in division (A)(2) of this section has successfully 2187
completed fifteen hours of uniform standards of professional 2188
appraisal practice and thereafter must complete seven hours of 2189
instruction in uniform standards of professional appraisal 2190
practice at least once every two years; 2191

(13) A statement that the applicant acknowledges that a 2192
system or process must be in place to disclose to its client the 2193
actual fees paid to an appraiser for appraisal services 2194
separately from any other fees or charges for appraisal 2195
management services; 2196

(14) A statement that the applicant acknowledges that a system or process must be in place to disclose the license, certificate, or registration number of the appraisal management company on each engagement letter used in assigning an appraisal request for real estate appraisal assignments within the state; 2197
2198
2199
2200
2201

(15) A statement that the applicant acknowledges that it is required to report suspected violations of Chapter 4763. of the Revised Code by a person licensed, registered, or certified under that chapter; 2202
2203
2204
2205

(16) A statement that the applicant acknowledges that the real estate appraiser board or the superintendent may require the applicant to submit to an audit, conducted by staff of the division of real estate and professional licensing, of the applicant's operations or books; 2206
2207
2208
2209
2210

(17) A statement that the applicant acknowledges that it is required to comply with section 129e of the "Truth in Lending Act," 82 Stat. 146, 15 U.S.C. 1639e. 2211
2212
2213

(B) Each owner and controlling person of an appraisal management company shall satisfy all of the following criteria: 2214
2215

(1) Be an individual who is at least eighteen years of age; 2216
2217

(2) Have graduated the twelfth grade or received a certificate of high school equivalence as defined in section 4109.06 of the Revised Code; 2218
2219
2220

(3) Be honest, truthful, and of good moral character; 2221

(4) Have not had a license, certificate, or registration to act as an appraiser that has been refused, denied, canceled, surrendered, or revoked in this state or in any other state for 2222
2223
2224

a substantive reason. A designated controlling person may have 2225
had a license or certificate to act as an appraiser refused, 2226
denied, canceled, revoked, or surrendered in lieu of revocation 2227
in a state for a nonsubstantive reason if the license or 2228
certificate was subsequently granted or reinstated; 2229

(5) Submit to a criminal records check in accordance with 2230
this section and any rule that the superintendent adopts under 2231
division (A)(1) of section 4768.03 of the Revised Code. 2232

(C) Upon receiving an application under this section, the 2233
superintendent shall request the superintendent of the bureau of 2234
criminal identification and investigation, or a vendor approved 2235
by the bureau, to conduct a criminal records check based on the 2236
fingerprint impressions of each owner and controlling person of 2237
the applicant in accordance with division (A)(15) of section 2238
109.572 of the Revised Code. Notwithstanding division (K) of 2239
section 121.08 of the Revised Code, the superintendent of real 2240
estate and professional licensing shall request that the 2241
superintendent of the bureau of criminal identification and 2242
investigation obtain criminal record information from the 2243
federal bureau of investigation be obtained as part of the 2244
criminal records check. Any fee required under division (C)(3) 2245
of section 109.572 of the Revised Code shall be paid by the 2246
applicant. 2247

(D)(1) Subject to section 4768.08 of the Revised Code and 2248
except as provided in division (D)(2) of this section, the 2249
superintendent shall issue a license to the applicant if the 2250
applicant and each owner and controlling person of the applicant 2251
satisfies the requirements of this section. 2252

(2) The superintendent shall not issue a license to an 2253
applicant if any owner or controlling person of the applicant 2254

has been convicted of or pleaded guilty or no contest to a 2255
felony. However, if an owner or controlling person of the 2256
applicant has pleaded guilty or no contest to or been convicted 2257
of a felony, the superintendent shall not consider the 2258
conviction or plea if the person has proven to the 2259
superintendent, by a preponderance of the evidence, that the 2260
person's activities and employment record since the conviction 2261
or plea show that the person is honest, truthful, and of good 2262
moral character, and there is no basis in fact for believing 2263
that the person will commit a felony again. 2264

(E) A license issued under this section shall be valid for 2265
one year after the date of issue. 2266

Sec. 4768.07. (A) An appraisal management company licensed 2267
under this chapter may obtain a renewal license by filing an 2268
annual renewal application with the superintendent of real 2269
estate and professional licensing and paying the renewal fee 2270
established under division (A) (2) of section 4768.03 of the 2271
Revised Code. The renewal application shall include a statement, 2272
signed by the licensee's controlling person, that states all of 2273
the following: 2274

(1) The licensee has a system or process in place to 2275
verify that any appraiser added to the appraisal management 2276
company's appraiser panel for the purpose of performing real 2277
estate appraiser services in this state holds a license or 2278
certificate under Chapter 4763. of the Revised Code and is in 2279
good standing with this state. 2280

(2) The licensee has a system or process in place to 2281
review the work of appraisers who are performing real estate 2282
appraisal services for compliance with the uniform standards of 2283
professional appraisal practice. 2284

(3) The controlling person of the licensee who is the main 2285
contact between the appraisal management company and the 2286
division of real estate and professional licensing and the real 2287
estate appraiser board described in division (A)(2) of section 2288
4768.06 of the Revised Code has successfully completed an 2289
initial fifteen hours of uniform standards of professional 2290
appraisal practice and thereafter completes seven hours of 2291
instruction in uniform standards of professional appraisal 2292
practice at least once every two years. 2293

(4) The licensee has a system or process in place to 2294
disclose to its client the actual fees paid to an appraiser for 2295
appraisal services separately from any other fees or charges for 2296
appraisal management services. 2297

(5) The licensee has a system or process in place to 2298
disclose the license, certificate, or registration number of the 2299
appraisal management company on each engagement letter used in 2300
assigning an appraisal request for real estate appraisal 2301
assignments within the state. 2302

(6) Each owner and controlling person of the licensee 2303
continues to satisfy the requirements provided for under 2304
divisions (B)(1) to (4) of section 4768.06 of the Revised Code; 2305

(7) The licensee acknowledges that it is required to 2306
report suspected violations of Chapter 4763. of the Revised Code 2307
by a person licensed, registered, or certified under that 2308
chapter; 2309

(8) The licensee acknowledges that the real estate 2310
appraiser board or the superintendent may require the licensee 2311
to submit to an audit, conducted by the staff of the division of 2312
real estate and professional licensing, of the applicant's 2313

operations or books; 2314

(9) The licensee acknowledges that it is required to 2315
comply with section 129e of the "Truth in Lending Act," 82 Stat. 2316
146, 15 U.S.C. 1639e. 2317

(B) The licensee shall file the renewal application at 2318
least thirty days, but not earlier than one hundred twenty days, 2319
prior to expiration of the license. Subject to section 4768.08 2320
of the Revised Code, the superintendent shall renew the license 2321
if the applicant has complied with division (A) of this section. 2322
Each license renewed under this section shall expire one year 2323
after the date of renewal. 2324

(C) A licensee who fails to renew a license prior to its 2325
expiration is ineligible to obtain a renewal license and shall 2326
comply with section 4768.06 of the Revised Code to regain 2327
licensure, except that a licensee may, within three months after 2328
the expiration of the license, renew the license without having 2329
to comply with section 4768.06 of the Revised Code by paying all 2330
the renewal fees and the late filing fee established under 2331
division (A) (2) of section 4768.03 of the Revised Code. A 2332
licensee who applies for late renewal of the licensee's license 2333
shall not engage in any activities permitted by the license 2334
being renewed during the three-month period following the 2335
license's normal expiration date until all renewal fees and the 2336
late filing fee have been paid. 2337

Sec. 4768.08. The superintendent of real estate and 2338
professional licensing may refuse to issue a license to an 2339
applicant under this chapter based upon any act or omission for 2340
which a person, including a licensee, may be disciplined under 2341
division (K) of section 4768.13 of the Revised Code or may 2342
refuse to renew a license if the licensee has failed to comply 2343

with this chapter. If the superintendent refuses to issue or 2344
renew a license under this section, the superintendent shall 2345
notify the applicant or the licensee of the basis for the 2346
refusal. The notice shall comply with division (N) of section 2347
4768.13 of the Revised Code, and the hearing shall be conducted 2348
in accordance with Chapter 119. of the Revised Code. An 2349
applicant or licensee may appeal the superintendent's decision 2350
to the real estate appraiser board, which shall provide the 2351
applicant or licensee with the opportunity to be heard in person 2352
or by counsel, or both. The decision and order of the board is 2353
final, subject to review in the manner provided in Chapter 119. 2354
of the Revised Code and appeal to the court of common pleas of 2355
Franklin county. 2356

Sec. 4768.09. (A) Except within the first thirty days 2357
after an appraiser is first added to the appraiser panel of an 2358
appraisal management company, an appraisal management company 2359
shall not remove the appraiser from its appraiser panel or 2360
otherwise refuse to assign requests for real estate appraisal 2361
services to the appraiser without first doing both of the 2362
following: 2363

(1) Notifying the appraiser in writing of the reasons the 2364
appraiser is being removed from the appraiser panel or is 2365
refused assignment requests for appraisal services; 2366

(2) Providing the appraiser with an opportunity to respond 2367
to that notification, in writing, within ten business days after 2368
the appraisal management company sends the removal notification. 2369

(B) The notice described in division (A)(1) of this 2370
section shall be sent by a delivery system that delivers 2371
letters, packages, and other materials in its ordinary course of 2372
business with traceable delivery and signature receipt. An 2373

appraisal management company that sends such notice shall keep a 2374
copy of the notice for at least five years from the date the 2375
notice is sent to the appraiser. 2376

(C) Nothing in this section prohibits an appraisal 2377
management company from suspending an appraiser from receiving 2378
assignment requests during the period described in division (A) 2379
(2) of this section. 2380

Sec. 4768.10. (A) Each appraisal management company 2381
licensed under this chapter shall maintain all of the following 2382
items for a period of at least five years from the date the 2383
appraisal report is submitted to the client: 2384

(1) The original or true copy of every request relating to 2385
the report that the appraisal management company receives from 2386
the client; 2387

(2) The original or true copy of each request sent to an 2388
appraiser who is considered for the assignment; 2389

(3) Copies of the appraisal report and all versions of 2390
that report. 2391

(B) An appraisal management company shall include all of 2392
the following information in each appraisal assignment file: 2393

(1) The name and contact information of both the appraisal 2394
management company and the individual from the appraisal 2395
management company involved in ordering the appraisal or, if the 2396
assignment is generated by an automated system, the name of that 2397
system; 2398

(2) The amount of any fee paid to the appraiser for each 2399
assignment included in the appraisal assignment file and the 2400
time and method of payment; 2401

(3) Details of all communications between the appraisal management company, the appraiser, and the client for each appraisal assignment included in the appraisal assignment file. 2402
2403
2404

Sec. 4768.11. (A) No employee, director, officer, or agent of an appraisal management company licensed under this chapter shall recklessly influence or attempt to influence the development, reporting, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner, including the following: 2405
2406
2407
2408
2409
2410
2411

(1) Withholding or threatening to withhold timely payment for appraisal services rendered when the appraisal report or services rendered are provided in accordance with a contract between the parties; 2412
2413
2414
2415

(2) Withholding or threatening to withhold future business for an appraiser, or demoting or threatening to demote an appraiser, or terminating the relationship with or threatening to terminate the relationship with an appraiser; 2416
2417
2418
2419

(3) Expressly or impliedly promising future business, promotions, or increased compensation for an appraiser; 2420
2421

(4) Conditioning the assignment of an appraisal or the payment of an appraisal fee, salary, or bonus, on the opinion, conclusion, or valuation to be reached by, or on a preliminary estimate or opinion requested from, an appraiser; 2422
2423
2424
2425

(5) Requesting that an appraiser provide an estimated, predetermined, or desired valuation in an appraisal report, or provide estimated values or comparable sales at any time prior to the appraiser's completion of an appraisal; 2426
2427
2428
2429

(6) Providing to an appraiser an anticipated, estimated, 2430

encouraged, or desired value for a subject property or a 2431
proposed or target amount to be loaned to the borrower, except 2432
that the employee, director, officer, or agent of an appraisal 2433
management company may provide the appraiser with a copy of the 2434
sales contract for purchase transactions; 2435

(7) Providing stock or other financial or nonfinancial 2436
benefits to an appraiser or any person related to the appraiser; 2437

(8) Any other act or practice that impairs, or attempts to 2438
impair, an appraiser's independence, objectivity, or 2439
impartiality; 2440

(9) Obtaining, using, or paying for a second or subsequent 2441
appraisal or ordering an automated valuation model in connection 2442
with a mortgage financing transaction, unless any of the 2443
following are true: 2444

(a) There is a reasonable basis to believe that the 2445
initial appraisal was flawed or tainted and such basis is 2446
clearly and appropriately noted in the loan file. 2447

(b) The appraisal or automated valuation model is done 2448
pursuant to a bona fide pre- or post-funding appraisal review or 2449
quality control process. 2450

(c) A second appraisal is required under state or federal 2451
law. 2452

(10) Allowing the removal of an appraiser from the 2453
appraisal management company's appraiser panel without prior 2454
written notice as required under section 4768.09 of the Revised 2455
Code; 2456

(11) Requiring an appraiser to indemnify the appraisal 2457
management company against liability, damages, losses, or claims 2458

other than those liabilities, damages, losses, or claims arising 2459
out of the services performed by the appraiser, including 2460
performance or nonperformance of the appraiser's duties and 2461
obligation, whether as a result of negligence or willful 2462
misconduct; 2463

(12) Requiring an appraiser to perform an appraisal 2464
assignment if the appraiser declines the assignment and informs 2465
the appraisal management company that the appraiser is not 2466
competent to perform the appraisal assignment and the appraiser 2467
declines to acquire the necessary competency to perform the 2468
assignment; 2469

(13) Requiring an appraiser who has notified the appraisal 2470
management company and declined the assignment to prepare an 2471
appraisal under a time frame that the appraiser, in the 2472
appraiser's own professional judgment, believes does not afford 2473
the appraiser the ability to meet all the relevant legal and 2474
professional obligations. 2475

(B) Nothing in division (A) of this section shall be 2476
construed as prohibiting an appraisal management company from 2477
requesting that an appraiser do any of the following: 2478

(1) Consider additional, appropriate property information, 2479
including the consideration of additional comparable properties, 2480
to make or support an appraisal; 2481

(2) Provide further detail, substantiation, or explanation 2482
for the appraiser's value conclusion; 2483

(3) Correct objective factual errors in an appraisal 2484
report. 2485

(C) No appraisal management company shall recklessly 2486
alter, modify, or otherwise change a completed appraisal report 2487

submitted by an appraiser, except that the format of the 2488
appraisal report may be modified solely for the purpose of 2489
transmission. 2490

(D) Each appraisal management company shall require that 2491
appraisals be conducted independently and free from 2492
inappropriate influence and coercion pursuant to the appraisal 2493
independence standards established under section 129e of the 2494
"Truth in Lending Act," 82 Stat. 146, 15 U.S.C. 1639e. 2495

Sec. 4768.12. (A) An appraisal management company licensed 2496
under this chapter shall compensate an appraiser for the 2497
completion of an appraisal within sixty days of the date on 2498
which the appraiser transmits or otherwise provides the 2499
completed appraisal to the appraisal management company or its 2500
assignees, except in cases of breach of contract or substandard 2501
performance of services. 2502

(B) (1) An appraisal management company licensed under this 2503
chapter shall compensate each appraiser who performs appraisal 2504
services for the appraisal management company in accordance with 2505
the appraisal independence standards established under section 2506
129e of the "Truth in Lending Act," 82 Stat. 146, 15 U.S.C. 2507
1639e. 2508

(2) In the case of an appraisal involving a complex 2509
assignment, the customary and reasonable fee may reflect the 2510
increased time, difficulty, and scope of the work required for 2511
the appraisal, and may include an amount over and above the 2512
customary and reasonable fee for noncomplex assignments. 2513

Sec. 4768.13. (A) Within ten business days after a person 2514
files with the division of real estate and professional 2515
licensing a written complaint against a person licensed under 2516

this chapter or any other person, the superintendent of real 2517
estate and professional licensing shall acknowledge receipt of 2518
the complaint by sending notice to the person against whom the 2519
complaint is filed that includes a copy of the complaint. That 2520
notice and the acknowledgment to the complainant may state that 2521
an informal mediation meeting will be held with the complainant, 2522
the person against whom the complaint is filed, and an 2523
investigator from the investigation and audit section of the 2524
division, if the complainant and person both file a request for 2525
such a meeting within twenty calendar days after the 2526
acknowledgment and notice are mailed. 2527

(B) If the complainant and the person against whom the 2528
complaint is filed both file with the division requests for an 2529
informal mediation meeting, the superintendent shall notify the 2530
complainant and the person of the date, time, and place of the 2531
meeting by regular mail. If the complainant and the person reach 2532
an accommodation at an informal mediation meeting, the 2533
investigator shall report the accommodation to the 2534
superintendent, the complainant, and the person against whom the 2535
complaint is filed and the file shall be closed upon the 2536
superintendent receiving satisfactory notice that the 2537
accommodation agreement has been fulfilled. 2538

(C) If the complainant and the person against whom the 2539
complaint is filed fail to agree to an informal mediation 2540
meeting, fail to reach an accommodation agreement, or fail to 2541
fulfill an accommodation agreement, the superintendent shall 2542
assign the complaint to an investigator for an investigation 2543
into the conduct of the person against whom the complaint is 2544
filed. 2545

(D) Upon the conclusion of the investigation, the 2546

investigator shall file a written report of the results of the 2547
investigation with the superintendent. The superintendent shall 2548
review the report and determine whether there exists reasonable 2549
and substantial evidence to justify disciplinary action against 2550
the person on a ground described in division (K) of this 2551
section. 2552

(E) If the superintendent finds that reasonable and 2553
substantial evidence to justify disciplinary action against the 2554
person on a ground described in division (K) of this section 2555
does not exist, the superintendent shall notify that person and 2556
the complainant of that determination and the basis for the 2557
determination. Within fifteen business days after the 2558
superintendent notifies the complainant and the person against 2559
whom the complaint is filed of that determination, the 2560
complainant may file with the division a request that the real 2561
estate appraiser board review the determination. If the 2562
complainant files such request, the board shall review the 2563
superintendent's determination at the next regularly scheduled 2564
meeting held at least fifteen business days after the request is 2565
filed but not longer than six months after the request is filed. 2566
The board may hear the testimony of the complainant or the 2567
person against whom the complaint is filed at the meeting upon 2568
the request of that party. If the board affirms the 2569
determination of the superintendent, the superintendent shall 2570
notify the complainant and the person against whom the complaint 2571
is filed within ten business days thereafter. If the board 2572
reverses the determination of the superintendent, a hearing 2573
before a hearing examiner shall be held, and the complainant and 2574
the person against whom the complaint is filed shall be notified 2575
as provided in division (N) of this section. 2576

(F) If the superintendent finds that reasonable and 2577

substantial evidence to justify disciplinary action against the 2578
person on a ground described in division (K) of this section 2579
does exist, the superintendent shall notify that person and the 2580
complainant of the determination. The person against whom the 2581
complaint is filed may request a hearing pursuant to Chapter 2582
119. of the Revised Code. If a formal hearing is to be 2583
conducted, the superintendent shall appoint a hearing examiner 2584
to conduct the hearing in accordance with that chapter. 2585

(G) In accordance with section 119.09 of the Revised Code, 2586
after conducting a hearing, the hearing examiner shall submit a 2587
report of findings of fact and conclusions of law with the 2588
superintendent, the board, the complainant, and the person 2589
against whom the complaint is filed. Within ten calendar days of 2590
receipt of the copy of the hearing examiner's report, the person 2591
against whom the complaint is filed and the division may file 2592
with the board objections to the hearing examiner's report, 2593
which shall be considered by the board before approving, 2594
modifying, or rejecting the hearing examiner's report. The board 2595
may hear the testimony of the complainant and the person against 2596
whom the complaint is filed upon request of those parties. 2597

(H) At any time after the superintendent notifies a person 2598
against whom the complaint is filed of the superintendent's 2599
determination in accordance with division (F) of this section 2600
but before a hearing is held on the matter, the person may apply 2601
to the superintendent to enter into a settlement agreement 2602
regarding the alleged violation. The superintendent and the 2603
person shall comply with the requirements for settlement 2604
agreements established by rules adopted by the board under 2605
division (A) (3) of section 4768.03 of the Revised Code. If the 2606
parties enter into the settlement agreement, the hearing before 2607
the hearing examiner shall be postponed, and the board shall 2608

review the settlement agreement at its next regularly scheduled 2609
meeting. If the board disapproves the settlement agreement, the 2610
hearing before the hearing examiner shall be rescheduled. 2611

(I) If, after review of the hearing examiner's report or 2612
the settlement agreement, the board determines that a ground for 2613
disciplinary action that is described in division (K) of this 2614
section exists against a person, the board shall order the 2615
disciplinary action the board considers appropriate, which may 2616
include any of the following: 2617

(1) Reprimand of the person, if licensed under this 2618
chapter; 2619

(2) Imposition of a fine, not exceeding twenty-five 2620
thousand dollars per violation; 2621

(3) Suspension of a license issued under this chapter for 2622
a specific period of time; 2623

(4) Revocation of a license issued under this chapter. 2624

If the board approved a settlement agreement entered into 2625
pursuant to division (H) of this section in relation to the 2626
ground for disciplinary action, the disciplinary action shall 2627
not be inconsistent with that settlement agreement. 2628

(J) The decision and order of the board is final, subject 2629
to review in the manner provided for in Chapter 119. of the 2630
Revised Code and appeal to the court of common pleas of Franklin 2631
county. 2632

(K) The board may take any disciplinary action authorized 2633
by division (I) of this section against any person, including an 2634
appraisal management company licensed under this chapter, to 2635
which any of the following grounds apply: 2636

- (1) The person procured or attempted to procure a license 2637
under this chapter by knowingly making a false statement, 2638
submitting false information, refusing to provide complete 2639
information in response to a question in an application for 2640
licensure, or by any means of fraud or misrepresentation. 2641
- (2) The person paid, or attempted to pay, anything of 2642
value, other than the fees or assessments required by this 2643
chapter, to any member or employee of the board for the purpose 2644
of procuring a license under this chapter. 2645
- (3) The person offered, performed, or otherwise provided 2646
appraisal management services, without a license issued under 2647
this chapter, under a business structure that was designed to 2648
circumvent the requirements and prohibitions of this chapter. 2649
- (4) The person violated section 4768.09 of the Revised 2650
Code. 2651
- (5) The person violated section 4768.11 of the Revised 2652
Code. 2653
- (6) The person violated section 4768.12 of the Revised 2654
Code. 2655
- (7) The person failed to provide copies of records to the 2656
superintendent as required under this chapter or failed to 2657
maintain records, or include certain information in the 2658
appraisal assignment file, as required under section 4768.10 of 2659
the Revised Code. 2660
- (8) Entry of final judgment exists against a person 2661
licensed under this chapter on the grounds of fraud, deceit, 2662
misrepresentation, or coercion in the making of any appraisal of 2663
real estate. 2664

(9) The person failed to provide notice to the board as required in division (M) of this section. 2665
2666

(10) The person failed to assist the superintendent in the investigation of complaints under division (A)(8) of section 4768.04 of the Revised Code. 2667
2668
2669

(11) The license, certificate, or registration of the appraisal management company that was issued by another state was revoked or surrendered for a substantive reason. An appraisal management company may have had a license, certificate, or registration refused, denied, canceled, revoked, or surrendered in lieu of revocation in a state for a nonsubstantive reason if the license, certificate, or registration was subsequently granted or reinstated. 2670
2671
2672
2673
2674
2675
2676
2677

(12) If the person is an appraisal management company licensed under this chapter, the person failed to provide written notice to the division within fifteen days of changing the controlling person who is designated as the appraisal management company's main contact under division (A)(2) of section 4768.06 of the Revised Code. 2678
2679
2680
2681
2682
2683

(13) If the person is an appraisal management company licensed under this chapter, the person entered into a contract or an agreement with an appraiser who is not licensed or certified under Chapter 4763. of the Revised Code for the performance of real estate appraisal services. 2684
2685
2686
2687
2688

(14) If the person is an appraisal management company licensed under this chapter, the person failed to verify that an appraiser added to the appraisal management company's appraiser panel is a licensed or certified appraiser under Chapter 4763. of the Revised Code who is in good standing with this state. 2689
2690
2691
2692
2693

(15) If the person is an appraisal management company licensed under this chapter, the person failed to require that appraisals coordinated by the appraisal management company comply with the uniform standards of professional appraisal practice. 2694
2695
2696
2697
2698

(16) An owner or controlling person of an appraisal management company was convicted of or pleaded guilty to a felony. 2699
2700
2701

(L) Failure of a person, including a licensee under this chapter, to comply with a subpoena issued under division (B)(1) of section 4768.04 of the Revised Code is prima facie evidence of a violation of division (K)(7) of this section. 2702
2703
2704
2705

(M) A licensee shall notify the board within thirty days of any state agency's issuance of an order revoking or permanently surrendering any professional appraisal management company license, certificate, or registration issued by any public entity other than the division. 2706
2707
2708
2709
2710

(N) Except as otherwise provided, all notices, written reports, and determinations issued pursuant to this section shall be mailed via certified mail, return receipt requested. If the notice, written report, or determination is returned because of failure of delivery or was unclaimed, the notice, written report, or determination shall be deemed served if the superintendent sends the notice, written report, or determination via regular mail and obtains a certificate of mailing of the notice, written report, or determination. Refusal of delivery by personal service or by mail is not failure of delivery and service is deemed to be complete. 2711
2712
2713
2714
2715
2716
2717
2718
2719
2720
2721

Sec. 4768.14. (A) Upon receipt of a written complaint or 2722

upon the superintendent of real estate and professional 2723
licensing's own motion, the superintendent may investigate any 2724
person that allegedly violated division (A) (1) of section 2725
4768.02 of the Revised Code. 2726

(B) If, after investigation, the superintendent determines 2727
there exists reasonable evidence of a violation of division (A) 2728
(1) of section 4768.02 of the Revised Code, within fourteen 2729
business days after that determination, the superintendent shall 2730
send the party who is the subject of the investigation a written 2731
notice, by regular mail, that includes all of the following 2732
information: 2733

(1) A description of the activity in which the party 2734
allegedly is engaging or has engaged that is a violation of 2735
division (A) (1) of section 4768.02 of the Revised Code; 2736

(2) The applicable law allegedly violated; 2737

(3) A statement informing the party that a hearing 2738
concerning the alleged violation will be held before a hearing 2739
examiner, and a statement giving the date and place of that 2740
hearing; 2741

(4) A statement informing the party that the party or the 2742
party's attorney may appear in person at the hearing and present 2743
evidence and examine witnesses appearing for and against the 2744
party, or the party may submit written testimony stating any 2745
positions, arguments, or contentions. 2746

(C) At any time after the superintendent notifies a person 2747
of the superintendent's determination in accordance with 2748
division (B) of this section but before a hearing is held on the 2749
matter, the person may apply to the superintendent to enter into 2750
a settlement agreement regarding the alleged violation. The 2751

superintendent and the person shall comply with the requirements 2752
for settlement agreements established by rules adopted by the 2753
board under division (A) (3) of section 4768.03 of the Revised 2754
Code. If the parties enter into the settlement agreement, the 2755
hearing before the hearing examiner shall be postponed and the 2756
board shall review the settlement agreement at its next 2757
regularly scheduled meeting. If the board disapproves the 2758
settlement agreement, the hearing before the hearing examiner 2759
shall be rescheduled. 2760

(D) The hearing examiner shall hear the testimony of all 2761
parties present at the hearing and consider any written 2762
testimony submitted pursuant to division (B) (4) of this section. 2763
At the conclusion of the hearing, the hearing examiner shall 2764
determine if there has been a violation of division (A) (1) of 2765
section 4768.02 of the Revised Code. 2766

(E) After the conclusion of formal hearings, the hearing 2767
examiner shall file with the superintendent, the real estate 2768
appraiser board, the complainant, and the parties a written 2769
report setting forth the examiner's findings of fact and 2770
conclusions of law and a recommendation of the action to be 2771
taken by the superintendent. Within ten days of receiving a copy 2772
of that report, the parties and the division of real estate and 2773
professional licensing may file with the board written 2774
objections to the report. The board shall consider the 2775
objections before approving, modifying, or disapproving the 2776
report. 2777

The board shall review the hearing examiner's report at 2778
the next regularly scheduled board meeting held at least fifteen 2779
business days after receipt of the hearing examiner's report. 2780
The board shall hear the testimony of the complainant or the 2781

parties. 2782

(F) After reviewing the hearing examiner's report pursuant 2783
to division (E) of this section, or after reviewing the 2784
settlement agreement pursuant to division (C) of this section, 2785
the board shall decide whether to impose sanctions upon a party 2786
for a violation of division (A) (1) of section 4768.02 of the 2787
Revised Code. The board may assess a civil penalty in an amount 2788
it determines, not to exceed one thousand dollars per violation, 2789
not to exceed ten thousand dollars in aggregate. Each day a 2790
violation occurs or continues is a separate violation. The board 2791
shall determine the terms of payment. The board shall maintain a 2792
transcript of the proceedings of the hearing and issue a written 2793
opinion to all parties, citing its findings and grounds for any 2794
action taken. If the board approved a settlement agreement 2795
entered into pursuant to division (C) of this section in 2796
relation to the violation, the civil penalty shall not be 2797
inconsistent with that settlement agreement. 2798

(G) Civil penalties collected under this section shall be 2799
deposited in the real estate appraiser operating fund created 2800
under section 4763.15 of the Revised Code. 2801

(H) If a party fails to pay a civil penalty assessed 2802
pursuant to this section within the time prescribed by the 2803
board, the superintendent shall forward to the attorney general 2804
the name of the party and the amount of the civil penalty, for 2805
the purpose of collecting that civil penalty. The party shall 2806
pay the fee assessed by the attorney general for collection of 2807
the civil penalty in addition to the civil penalty assessed 2808
pursuant to this section in an amount not to exceed ten thousand 2809
dollars. 2810

Sec. 4768.15. The superintendent of real estate and 2811

professional licensing shall deposit all moneys collected under 2812
this chapter into the state treasury to the credit of the real 2813
estate appraiser operating fund created under section 4763.15 of 2814
the Revised Code. 2815

Sec. 4768.99. (A) Whoever violates division (A) (1), (2), 2816
(3), (4), (5), (6), (7), (8), or (9) or division (C) of section 2817
4768.11 of the Revised Code is guilty of a felony of the fifth 2818
degree. 2819

(B) Whoever violates division (A) (10), (11), (12), or (13) 2820
of section 4768.11 of the Revised Code is guilty of a 2821
misdemeanor of the first degree. 2822

Section 2. That existing sections 109.572, 121.08, 2823
4763.01, 4763.02, 4763.03, 4763.05, 4763.08, 4763.11, 4763.12, 2824
4763.13, 4763.14, 4763.15, 4763.17, and 4763.19 of the Revised 2825
Code are hereby repealed. 2826

Section 3. Nothing in this act shall affect the term of 2827
any member of the Real Estate Appraiser Board serving on the 2828
effective date of this act. 2829

Section 4. Division (A) (11) of section 4768.11 of the 2830
Revised Code as enacted by this act, applies to contracts 2831
entered into on or after the effective date of this act. 2832

Section 5. Sections 109.572, 121.08, 4763.01, 4763.02, 2833
4763.03, 4763.05, 4763.08, 4763.11, 4763.12, 4763.13, 4763.14, 2834
4763.15, 4763.17, 4763.19, 4768.01, 4768.02, 4768.04, 4768.05, 2835
4768.06, 4768.07, 4768.08, 4768.09, 4768.10, 4768.11, 4768.12, 2836
4768.13, 4768.14, 4768.15, and 4768.99 of the Revised Code, as 2837
amended or enacted by this act, shall take effect six months 2838
after the effective date of this act. 2839

Section 6. This act is hereby declared to be an emergency 2840

measure necessary for the immediate preservation of the public 2841
peace, health, and safety. The reason for such necessity is that 2842
the act's requirements for appraisal management companies and 2843
appraisers will economically protect citizens of this state, as 2844
well as ensure confidence in the property appraisal procedure. 2845
Therefore, this act shall go into immediate effect. 2846

Section 7. Section 109.572 of the Revised Code is 2847
presented in this act as a composite of the section as amended 2848
by both Sub. H.B. 523 and Am. Sub. S.B. 227 of the 131st General 2849
Assembly. The General Assembly, applying the principle stated in 2850
division (B) of section 1.52 of the Revised Code that amendments 2851
are to be harmonized if reasonably capable of simultaneous 2852
operation, finds that the composite is the resulting version of 2853
the section in effect prior to the effective date of the section 2854
as presented in this act. 2855