



# State of Tennessee

## PUBLIC CHAPTER NO. 234

HOUSE BILL NO. 376

**By Representatives Sanderson, Hulse, Casada, Moody**

**Substituted for: Senate Bill No. 279**

**By Senator Lundberg**

AN ACT to amend Tennessee Code Annotated, Title 28 and Title 62, Chapter 39, relative to actions against real estate appraisers.

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

SECTION 1. Tennessee Code Annotated, Section 28-3-104, is amended by adding the following language as a new subsection:

Any action to recover damages against a real estate appraiser arising out of the appraiser's real estate appraisal activity shall be brought within one (1) year from a person's discovery of the act or omission giving rise to the action, but in no event shall an action to recover damages against a real estate appraiser be brought more than five (5) years after the date the appraisal was conducted.

SECTION 2. Tennessee Code Annotated, Section 62-39-327, is amended by adding the following new subsection:

The commission shall not consider a complaint for disciplinary action against a real estate appraiser if the complaint relates to an appraisal that was completed more than three (3) years before the complaint was submitted to the commission.

SECTION 3. This act shall take effect July 1, 2017, the public welfare requiring it, and shall apply to actions accruing and appraisals conducted on or after this date.

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PASSED: April 17, 2017

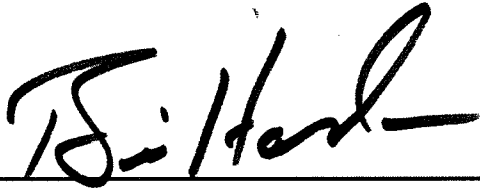


BETH HARWELL, SPEAKER  
HOUSE OF REPRESENTATIVES



RANDY MCNALLY  
SPEAKER OF THE SENATE

APPROVED this 28<sup>th</sup> day of April 2017



BILL HASLAM, GOVERNOR