CS/HB 213

1	A bill to be entitled
2	An act relating to limitation of actions involving
3	real estate appraisers and appraisal management
4	companies; creating s. 95.371, F.S.; providing
5	definitions; specifying limitations periods for
6	certain actions involving real estate appraisers and
7	appraisal management companies; providing
8	construction; providing applicability; providing an
9	effective date.
10	
11	Be It Enacted by the Legislature of the State of Florida:
12	
13	Section 1. Section 95.371, Florida Statutes, is created to
14	read:
15	95.371 Actions against real estate appraisers and
16	appraisal management companies
17	(1) For purposes of this section, the terms or phrases
18	"appraisal services," "appraisal management company," "appraisal
19	management services," "appraiser," "board," and "department"
20	have the same meanings as in s. 475.611.
21	(2) Notwithstanding any other provision of law, an action
22	for damages or other relief against an appraiser or appraisal
23	management company based on contract, tort, or other legal
24	theory for an act or omission in the performance of appraisal
25	services or appraisal management services may not be brought
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26	more than 7 years after the date the appraisal services or
27	appraisal management services were performed, or should have
28	been performed.
29	(3) This section does not apply to:
30	(a) An administrative proceeding initiated by the board or
31	department.
32	(b) An action in which it is alleged that an appraiser or
33	appraisal management company committed fraud.
34	Section 2. The statute of repose imposed by this act
35	applies to any action commenced on or after the effective date
36	of this act, except that any action that would not have been
37	barred before the imposition of the statute of repose but would
38	become barred by its imposition must be commenced on or before
39	July 1, 2024. If such action is not commenced by July 1, 2024,
40	then the action is barred.
41	Section 3. This act shall take effect July 1, 2023.
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