



667092

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
03/22/2013	.	
	.	
	.	
	.	

---

---

The Committee on Regulated Industries (Thrasher) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Subsection (1) of section 475.215, Florida  
Statutes, is amended to read:

475.215 Multiple licenses.—

(1) A licensed broker may be issued upon request additional  
licenses as a broker, but not as a sales associate or as a  
broker associate, whenever it is clearly shown that the  
requested additional licenses are necessary to the conduct of  
real estate brokerage business and that the additional licenses



667092

13 will not be used in a manner likely to be prejudicial or harmful  
14 to any person, including a licensee under this chapter. The  
15 commission may also deny a multiple license request pursuant to  
16 s. 475.17(1)(a). A final order of discipline rendered against a  
17 broker for a violation of this part or s. 455.227(1) applies to  
18 the primary license of the broker as well as any multiple  
19 licenses held by that broker at the time the final order becomes  
20 effective.

21 Section 2. Paragraph (u) of subsection (1) of section  
22 475.611, Florida Statutes, is amended to read:

23 475.611 Definitions.—

24 (1) As used in this part, the term:

25 (u) "Supervisory appraiser" means ~~a licensed appraiser~~, a  
26 certified residential appraiser, or a certified general  
27 appraiser responsible for the direct supervision of one or more  
28 registered trainee appraisers and fully responsible for  
29 appraisals and appraisal reports prepared by those registered  
30 trainee appraisers. The board, by rule, shall determine the  
31 responsibilities of a supervisory appraiser, the geographic  
32 proximity required, the minimum qualifications and standards  
33 required of a ~~licensed or~~ certified appraiser before she or he  
34 may act in the capacity of a supervisory appraiser, and the  
35 maximum number of registered trainee appraisers to be supervised  
36 by an individual supervisory appraiser.

37 Section 3. Subsection (1) of section 475.612, Florida  
38 Statutes, is amended to read:

39 475.612 Certification, licensure, or registration  
40 required.—

41 (1) A person may not use the title "certified real estate



667092

42 appraiser," "licensed real estate appraiser," or "registered  
43 trainee real estate appraiser," or any abbreviation or words to  
44 that effect, or issue an appraisal report, unless such person is  
45 certified, licensed, or registered by the department under this  
46 part. However, the work upon which an appraisal report is based  
47 may be performed by a person who is not a certified or licensed  
48 appraiser or registered trainee appraiser if the work is  
49 supervised and approved, and the report is signed, by a  
50 certified or licensed appraiser who has full responsibility for  
51 all requirements of the report and valuation service. Only a  
52 certified or licensed appraiser may issue an appraisal report  
53 and receive direct compensation for providing valuation services  
54 for the appraisal report. A registered trainee appraiser may  
55 only receive compensation for appraisal services from her or his  
56 authorized certified ~~or licensed~~ appraiser.

57 Section 4. Effective January 1, 2014, subsections (2) and  
58 (6) of section 475.615, Florida Statutes, are amended to read:

59 475.615 Qualifications for registration or certification.—

60 (2) The board is authorized to waive or modify any  
61 education, experience, or examination requirements established  
62 in this part in order to conform with any such requirements  
63 established by the Appraiser ~~Appraisal~~ Qualifications Board of  
64 the Appraisal Foundation or any successor body recognized by  
65 federal law, including any requirements adopted on December 9,  
66 2011 ~~February 20, 2004~~. The board shall implement this section  
67 by rule.

68 (6) All applicants must be competent and qualified to make  
69 real estate appraisals with safety to those with whom they may  
70 undertake a relationship of trust and confidence and the general



667092

71 public. If any applicant has been denied registration,  
72 licensure, or certification, or has been disbarred, or the  
73 applicant's registration, license, or certificate to practice or  
74 conduct any regulated profession, business, or vocation has been  
75 revoked or suspended by this or any other state, any nation, or  
76 any possession or district of the United States, or any court or  
77 lawful agency thereof, because of any conduct or practices which  
78 would have warranted a like result under this part, or if the  
79 applicant has been guilty of conduct or practices in this state  
80 or elsewhere which would have been grounds for disciplining her  
81 or his registration, license, or certification under this part  
82 had the applicant then been a registered trainee appraiser or a  
83 licensed or certified appraiser, the applicant is ~~shall be~~  
84 deemed not to be qualified unless the applicant has met the  
85 conditions adopted by the Appraiser Qualifications Board of the  
86 Appraisal Foundation on December 9, 2011, as prescribed by rule  
87 of the board and, ~~because of lapse of time and subsequent good~~  
88 ~~conduct and reputation, or other reason deemed sufficient,~~ it  
89 appears to the board that the interest of the public is not  
90 likely to be endangered by the granting of registration or  
91 certification.

92 Section 5. Subsection (1) of section 475.6221, Florida  
93 Statutes, is amended to read:

94 475.6221 Employment of and by registered trainee real  
95 estate appraisers.—

96 (1) A registered trainee real estate appraiser must perform  
97 appraisal services under the direct supervision of a ~~licensed or~~  
98 certified appraiser who is designated as the primary supervisory  
99 appraiser. The primary supervisory appraiser may also designate



667092

100 additional ~~licensed or~~ certified appraisers as secondary  
101 supervisory appraisers. A secondary supervisory appraiser must  
102 be affiliated with the same firm or business as the primary  
103 supervisory appraiser and the primary or secondary supervisory  
104 appraiser must have the same business address as the registered  
105 trainee real estate appraiser. The primary supervisory appraiser  
106 must notify the Division of Real Estate of the name and address  
107 of any primary and secondary supervisory appraiser for whom the  
108 registered trainee will perform appraisal services, and must  
109 also notify the division within 10 days after terminating such  
110 relationship. Termination of the relationship with a primary  
111 supervisory appraiser automatically terminates the relationship  
112 with the secondary supervisory appraiser.

113 Section 6. Except as otherwise expressly provided in this  
114 act, this act shall take effect upon becoming a law.

115  
116 ===== T I T L E A M E N D M E N T =====

117 And the title is amended as follows:

118 Delete everything before the enacting clause  
119 and insert:

120 A bill to be entitled  
121 An act relating to real estate brokers and appraisers;  
122 amending s. 475.215, F.S.; providing a qualifying  
123 condition for the issuance of additional licenses to a  
124 licensed broker; providing grounds for the Florida  
125 Real Estate Commission to deny multiple license  
126 requests; providing for applicability and effect of  
127 certain final orders of discipline on primary and  
128 multiple licenses held by a broker; amending s.



667092

129 475.611, F.S.; revising the definition of the term  
130 "supervisory appraiser"; amending s. 475.612, F.S.;  
131 revising a provision specifying from whom a registered  
132 trainee appraiser may receive compensation; amending  
133 s. 475.615, F.S.; revising certain exceptions from  
134 provisions specifying that certain applicants for  
135 certification or registration as an appraiser or  
136 trainee appraiser are not deemed to be qualified for  
137 such certification or registration; revising the dated  
138 version of certain requirements adopted by the  
139 Appraiser Qualifications Board of the Appraisal  
140 Foundation based upon which the Florida Real Estate  
141 Appraisal Board is authorized to waive or modify  
142 certain education, experience, or examination  
143 requirements applicable to certified appraisers and  
144 registered trainee appraisers; amending s. 475.6221,  
145 F.S.; deleting authority for a licensed appraiser to  
146 act as the direct supervisor of a registered trainee  
147 real estate appraiser; providing effective dates.