

[First Reprint]

ASSEMBLY, No. 2280

STATE OF NEW JERSEY

221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblywoman YVONNE LOPEZ

District 19 (Middlesex)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

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District 14 (Mercer and Middlesex)

Senator NELLIE POU

District 35 (Bergen and Passaic)

Senator M. TERESA RUIZ

District 29 (Essex and Hudson)

Co-Sponsored by:

Assemblywomen Speight, Hall, Assemblyman Wimberly, Assemblywoman Peterpaul, Senators Singleton, Johnson, McKnight, Assemblymen Sampson, Rodriguez, Assemblywomen Donlon, Haider, Assemblyman Miller, Assemblywomen Ramirez, Swain and Assemblyman Tully

SYNOPSIS

Codifies prohibition of discriminatory practices in real estate appraisals and requires real estate appraisers to complete anti-bias training.

CURRENT VERSION OF TEXT

As reported by the Senate Community and Urban Affairs Committee on May 6, 2024, with amendments.

(Sponsorship Updated As Of: 6/28/2024)

1 **AN ACT** concerning discriminatory practices in real estate
2 appraisals and supplementing and amending P.L.1991, c.68.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. (New section) a. No holder of a license or certification under
8 P.L.1991, c.68 (C.45:14F-1 et seq.) or registration under P.L.2017,
9 c.72 (C.45:14F-27 et al.) shall consider, as part of ¹**the appraisal**
10 **analysis of a property** a real estate appraisal¹, the race, color, religion,
11 sex, actual or perceived sexual orientation, actual or perceived gender
12 identity, age, actual or perceived marital status, disability, familial
13 status, or national origin of either the prospective owners or occupants
14 of the ¹real estate or real¹ property, ¹the¹ present owners or occupants
15 of the ¹real estate or real¹ property, or the present owners or occupants
16 of the ¹real estate or real¹ properties in the vicinity of the property, or
17 on any other basis prohibited by federal, State, or local law.

18 b. ¹**For the purpose of this** This¹ section ¹**For the purpose of this** For the purpose of this¹, “property” means
19 an identified parcel or tract of land, for residential or commercial use,
20 with improvements and including easements, rights of way, undivided
21 or future interests, or similar rights in a tract of land, but does not
22 include mineral rights, timber rights, growing crops, water rights, or
23 similar interests severable from the land when a transaction does not
24 involve the associated parcel or tract of land shall be in addition to
25 and shall not be construed to supersede the provisions of any other
26 federal or State law prohibiting such conduct¹.

27

28 2. Section 18 of P.L.1991, c.68 (C.45:14F-18) is amended to
29 read as follows:

30 18. a. No license shall be renewed unless the renewal applicant
31 submits satisfactory evidence to the board that the renewal
32 applicant has successfully completed the continuing education
33 requirements prescribed pursuant to P.L.1991, c.68 (C.45:14F-1 et
34 seq.). The board shall not require less than the number of hours
35 acceptable to the Appraisal Subcommittee of the Appraisal
36 Foundation for the continuing education of licensed real estate
37 appraisers.

38 b. No certificate shall be renewed unless the renewal applicant
39 submits satisfactory evidence to the board that the renewal
40 applicant has successfully completed the continuing education
41 requirements prescribed pursuant to P.L.1991, c.68 (C.45:14F-1 et
42 seq.) for the type of certificate for which renewal is sought. The
43 board shall not require less than the number of hours of continuing
44 education prescribed by the Appraisal Qualifications Board of the

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SCU committee amendments adopted May 6, 2024.

1 Appraisal Foundation as a national standard for the continuing
2 education of certified real estate appraisers.
3 c. Continuing education may include classroom instruction in
4 courses, seminars or other activities as approved by the board. As
5 part of the continuing education requirements prescribed pursuant
6 to P.L.1991, c.68 (45:14F-1 et seq.), a holder of a license or
7 certification under P.L.1991, c.68 (C.45:14F-1 et seq.) shall be
8 required to complete a fair housing and appraisal bias education
9 course offered by the Appraisal Qualifications Board.
10 (cf: P.L.2017, c.72, s.30)
11
12 3. This act shall take effect on the 180th day next following
13 enactment.