



Rep. Robert Rita

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09800HB2720ham002

LRB098 05475 MGM 44718 a

1 AMENDMENT TO HOUSE BILL 2720

2 AMENDMENT NO. _____. Amend House Bill 2720 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Real Estate Appraiser Licensing Act of 2002
5 is amended by changing Section 5-5 as follows:

6 (225 ILCS 458/5-5)

7 (Section scheduled to be repealed on January 1, 2022)

8 Sec. 5-5. Necessity of license; use of title; exemptions.

9 (a) It is unlawful for a person to (i) act, offer services,
10 or advertise services as a State certified general real estate
11 appraiser, State certified residential real estate appraiser,
12 or associate real estate trainee appraiser, (ii) develop a real
13 estate appraisal, (iii) practice as a real estate appraiser, or
14 (iv) advertise or hold himself or herself out to be a real
15 estate appraiser without a license issued under this Act. A
16 person who violates this subsection is guilty of a Class A

1 misdemeanor for a first offense and a Class 4 felony for any
2 subsequent offense.

3 (a-5) It is unlawful for a person, unless registered as an
4 appraisal management company, to solicit clients or enter into
5 an appraisal engagement with clients without either a certified
6 residential real estate appraiser license or a certified
7 general real estate appraiser license issued under this Act. A
8 person who violates this subsection is guilty of a Class A
9 misdemeanor for a first offense and a Class 4 felony for any
10 subsequent offense.

11 (b) It is unlawful for a person, other than a person who
12 holds a valid license issued pursuant to this Act as a State
13 certified general real estate appraiser, a State certified
14 residential real estate appraiser, or an associate real estate
15 trainee appraiser to use these titles or any other title,
16 designation, or abbreviation likely to create the impression
17 that the person is licensed as a real estate appraiser pursuant
18 to this Act. A person who violates this subsection is guilty of
19 a Class A misdemeanor for a first offense and a Class 4 felony
20 for any subsequent offense.

21 (c) The licensing requirements of this Act do not require a
22 person who holds a valid license pursuant to the Real Estate
23 License Act of 2000, to be licensed as a real estate appraiser
24 under this Act, unless that person is providing or attempting
25 to provide an appraisal report, as defined in Section 1-10 of
26 this Act, in connection with a federally-related transaction.

1 Nothing in this Act shall prohibit a person who holds a valid
2 license under the Real Estate License Act of 2000 from
3 performing a comparative market analysis or broker price
4 opinion for compensation, provided that the person does not
5 hold himself out as being a licensed real estate appraiser.

6 (d) Nothing in this Act shall preclude a State certified
7 general real estate appraiser, a State certified residential
8 real estate appraiser, or an associate real estate trainee
9 appraiser from rendering appraisals for or on behalf of a
10 partnership, association, corporation, firm, or group.
11 However, no State appraisal license or certification shall be
12 issued under this Act to a partnership, association,
13 corporation, firm, or group.

14 (e) This Act does not apply to a county assessor, township
15 assessor, multi-township assessor, county supervisor of
16 assessments, or any deputy or employee of any county assessor,
17 township assessor, multi-township assessor, or county
18 supervisor of assessments who is performing his or her
19 respective duties in accordance with the provisions of the
20 Property Tax Code.

21 (e-5) For the purposes of this Act, the following ~~types of~~
22 ~~valuations are not appraisals and may not be represented to be~~
23 ~~appraisals,~~ valuation waivers may be prepared by a licensed
24 appraiser notwithstanding any other provision of this Act and a
25 license is not required under this Act to perform such
26 valuations if the valuations are performed by an employee of

1 the Illinois Department of Transportation or an employee of a
2 county under the following circumstances:

3 (1) if performed by an employee of the Illinois
4 Department of Transportation, a valuation waiver in an
5 amount not to exceed \$10,000, performed by a licensed
6 professional engineer under the Professional Engineering
7 Practice Act of 1989 or co-signed by a State certified
8 general appraiser, and prepared under the federal Uniform
9 Relocation Assistance and Real Property Acquisition
10 Policies Act of 1970;

11 (2) if performed by an employee of the Illinois
12 Department of Transportation, a valuation waiver in an
13 amount not to exceed \$10,000, performed by a licensed
14 professional engineer under the Professional Engineering
15 Practice Act of 1989 or co-signed by a State certified
16 general appraiser, and prepared under the federal Uniform
17 Relocation Assistance and Real Property Acquisition for
18 Federal and Federally-Assisted Programs regulations;

19 (3) if performed by a county engineer employed by a
20 county who is a licensed professional engineer under the
21 Professional Engineering Practice Act of 1989, a valuation
22 waiver in an amount not to exceed \$10,000 prepared under
23 the federal Uniform Relocation Assistance and Real
24 Property Acquisition Policies Act of 1970;

25 (4) if performed by a county engineer employed by a
26 county who is a licensed professional engineer under the

1 Professional Engineering Practice Act of 1989, a valuation
2 waiver in an amount not to exceed \$10,000 prepared under
3 the federal Uniform Relocation Assistance and Real
4 Property Acquisition for Federal and Federally-Assisted
5 Programs regulations;

6 (5) a valuation waiver in an amount not to exceed
7 \$10,000 and limited to the valuation of a temporary
8 easement prepared under the federal Uniform Relocation
9 Assistance and Real Property Acquisition Policies Act of
10 1970; or

11 (6) a valuation waiver in an amount not to exceed
12 \$10,000 and limited to the valuation of a temporary
13 easement prepared under the federal Uniform Relocation
14 Assistance and Real Property Acquisition for Federal and
15 Federally-Assisted Programs regulations.

16 ~~(1) a valuation waiver in an amount not to exceed~~
17 ~~\$10,000 prepared pursuant to the federal Uniform~~
18 ~~Relocation Assistance and Real Property Acquisition~~
19 ~~Policies Act of 1970, as amended; or~~

20 ~~(2) a valuation waiver in an amount not to exceed~~
21 ~~\$10,000 prepared pursuant to the federal Uniform~~
22 ~~Relocation Assistance and Real Property Acquisition for~~
23 ~~Federal and Federally-Assisted Programs regulations.~~

24 Nothing in this subsection (e-5) shall be construed to
25 allow the State of Illinois, a political subdivision thereof,
26 or any public body to acquire real estate by eminent domain in

1 any manner other than provided for in the Eminent Domain Act.

2 (f) A State real estate appraisal certification or license
3 is not required under this Act for any of the following:

4 (1) A person, partnership, association, or corporation
5 that performs appraisals of property owned by that person,
6 partnership, association, or corporation for the sole use
7 of that person, partnership, association, or corporation.

8 (2) A court-appointed commissioner who conducts an
9 appraisal pursuant to a judicially ordered evaluation of
10 property.

11 However, any person who is certified or licensed under this Act
12 and who performs any of the activities set forth in this
13 subsection (f) must comply with the provisions of this Act. A
14 person who violates this subsection (f) is guilty of a Class A
15 misdemeanor for a first offense and a Class 4 felony for any
16 subsequent offense.

17 (g) This Act does not apply to an employee, officer,
18 director, or member of a credit or loan committee of a
19 financial institution or any other person engaged by a
20 financial institution when performing an evaluation of real
21 property for the sole use of the financial institution in a
22 transaction for which the financial institution would not be
23 required to use the services of a State licensed or State
24 certified appraiser pursuant to federal regulations adopted
25 under Title XI of the federal Financial Institutions Reform,
26 Recovery, and Enforcement Act of 1989, nor does this Act apply

1 to the procurement of an automated valuation model.

2 "Automated valuation model" means an automated system that
3 is used to derive a property value through the use of publicly
4 available property records and various analytic methodologies
5 such as comparable sales prices, home characteristics, and
6 historical home price appreciations.

7 (Source: P.A. 96-844, eff. 12-23-09; 97-602, eff. 8-26-11.)

8 Section 99. Effective date. This Act takes effect upon
9 becoming law."