

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2015

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HOUSE BILL 651
Committee Substitute Favorable 4/27/15
PROPOSED SENATE COMMITTEE SUBSTITUTE H651-PCS20388-ST-51

Short Title: Appraisal Bd. Recordkeeping & Bkgrd. Checks.

(Public)

Sponsors:

Referred to:

April 14, 2015

1 A BILL TO BE ENTITLED
2 AN ACT TO BAR CIVIL ACTIONS FILED AFTER THE PERIOD OF RECORD
3 RETENTION ESTABLISHED UNDER THE UNIFORM STANDARDS OF
4 PROFESSIONAL APPRAISAL PRACTICE OR FIVE YEARS, WHICHEVER IS
5 GREATER, AND TO REQUIRE APPRAISAL MANAGEMENT COMPANIES TO
6 ACCEPT CRIMINAL BACKGROUND CHECKS PERFORMED WITHIN THE
7 PRECEDING TWELVE MONTHS.

8 The General Assembly of North Carolina enacts:

9 **SECTION 1.** G.S. 1-51 is amended by adding a new subdivision to read:

10 "(3) Notwithstanding G.S. 1-52(9) or any other provision of law, no suit, action,
11 or proceeding shall be brought or maintained against a real estate appraiser,
12 general real estate appraiser, or appraiser trainee who is licensed, certified,
13 or registered pursuant to Chapter 93E of the General Statutes, unless the suit,
14 action, or proceeding is commenced within (i) five years of the date the
15 appraisal was performed or (ii) until the applicable time period for retention
16 of the work file for the appraisal giving rise to the action as established by
17 the Recordkeeping Rule of the Uniform Standards of Professional Appraisal
18 Practice has expired, whichever is greater."

19 **SECTION 2.** G.S. 93E-2-4 is amended by adding a new subsection to read:

20 "(h) A registered appraisal management company that requires a real estate appraiser to
21 submit to a criminal background check as a condition of employment, contractual relationship,
22 or access to an appraisal portal shall accept a criminal background check that has been
23 performed within the preceding 12 months and that substantially conforms to the criminal
24 history record check required under G.S. 93E-2-11."

25 **SECTION 3.** This act is effective when it becomes law. Nothing in this act shall be
26 construed as being applicable to or affecting any pending litigation.



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