

**GENERAL ASSEMBLY OF NORTH CAROLINA**  
**SESSION 2025**

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**SENATE BILL 690**  
**Commerce and Insurance Committee Substitute Adopted 5/6/25**  
**PROPOSED HOUSE COMMITTEE SUBSTITUTE S690-CSCM-19 [v.12]**

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Short Title: Various Real Estate and Business Law Changes.

(Public)

Sponsors:

Referred to:

March 26, 2025

1 A BILL TO BE ENTITLED  
2 AN ACT TO MODIFY THE LICENSING PROCEDURES OF THE NORTH CAROLINA  
3 APPRAISERS ACT, TO AUTHORIZE BROKERS TO REGISTER WITH MULTIPLE  
4 DEALERS UNDER COMMON OWNERSHIP OR CONTROL, TO MODIFY THE LAW  
5 REGARDING OUT-OF-POCKET EXPENSES A LANDLORD MAY RECOVER FROM  
6 A TENANT, AND TO ALLOW A BUYER'S AGENT COMPENSATION TO BE  
7 INCLUDED IN AN OFFER TO PURCHASE.

8 The General Assembly of North Carolina enacts:

9 **SECTION 1.(a)** G.S. 93E-1-4 is amended by adding the following new subdivisions  
10 to read:

11 "(5a) "Appraiser Qualifications Board" means the board established by the  
12 Appraisal Foundation to set nationwide minimum education, registration,  
13 experience, and examination standards for real estate appraiser licensure and  
14 certification.

15 "(5b) "Approved PAREA program" means a course or program developed by a  
16 third-party provider that has been approved by the Appraiser Qualifications  
17 Board and the Appraisal Board, which meets the standards for Practical  
18 Applications of Real Estate Appraisal and satisfies the experience  
19 requirements for real estate appraiser licensure or certification as required by  
20 this Chapter.

21 ...

22 "(9a) "Practical Applications of Real Estate Appraisal" means the program  
23 framework established by the Appraiser Qualifications Board, providing an  
24 alternative to the traditional supervisor and trainee method for satisfying real  
25 estate appraisal experience requirements through technology-based training,  
26 case studies, and supervision by qualified mentors."

27 **SECTION 1.(b)** G.S. 93E-1-6 is amended by adding a new subsection to read:

28 "(a1) An applicant for certification as a certified residential real estate appraiser may satisfy  
29 the experience requirements of subdivision (6) of subsection (a) of this section by completing all  
30 of the following:

31 (1) Completing an approved PAREA program for certification as a certified  
32 residential real estate appraiser.

33 (2) Submitting fifteen (15) appraisals of residential real estate to the Appraiser  
34 Qualifications Board of which the Appraiser Qualifications Board will choose



five (5) to review for compliance with the Uniform Standards of Professional Appraisal Practice."

**SECTION 1.(c)** G.S. 93E-1-6(a1), as amended by this section, is repealed effective December 31, 2030.

**SECTION 1.(d)** The North Carolina Appraisal Board may adopt rules to implement the provisions of this section.

**SECTION 1.(e)** Subsection (d) of this section is effective when it becomes law. The remainder of this section becomes effective January 1, 2026, and applies to applications submitted for certification as a certified residential real estate appraiser on or after that date.

**SECTION 2.(a)** G.S. 78A-36(b) reads as rewritten:

**"§ 78A-36. Registration requirement.**

"(b) It is unlawful for any dealer to employ a salesman unless the salesman is registered. The registration of a salesman is not effective during any period when he is not associated with a particular dealer registered under this Chapter. When a salesman begins or terminates those activities which make him a salesman, the salesman as well as the dealer shall promptly notify the Administrator.

The Administrator may by rule or order require the return of a salesman's license upon the termination of those activities which make him a salesman or, if such return is impossible, require a bond or evidence satisfactory to the Administrator of such impossibility. No salesman may be registered with more than one ~~dealer-dealer~~ unless each of the dealers in which employs or associates with the salesman is under common ownership or control, or the registration is otherwise allowed by a rule or order of the Administrator."

**SECTION 2.(b)** This section becomes effective October 1, 2025.

**SECTION 3.(a)** G.S. 42-46(i) reads as rewritten:

(i) Out-of-Pocket Expenses and Litigation Costs. – In addition to the late fees referenced in subsections (a) and (b) of this section and the administrative fees of a landlord referenced in subsections (e) through (g) of this section, a landlord also is permitted to charge and recover from a tenant the following actual out-of-pocket expenses:

- (1) Filing fees charged by the court.
- (2) Costs for service of process pursuant to G.S. 1A-1, Rule 4 of the North Carolina Rules of Civil Procedure and G.S. 42-29.
- (3) ~~If the landlord is the prevailing party, reasonable~~ Reasonable attorneys' fees actually paid or owed, pursuant to a written lease, not to exceed fifteen percent (15%) of the amount owed by the tenant, or fifteen percent (15%) of the monthly rent stated in the lease if the eviction is based on a default other than the nonpayment of rent.
- (4) In cases where a tenant appeals a summary ejectment to district court, a landlord is entitled to an award of all actual reasonable attorneys' fees paid or owed if a court determines that the tenant knew, or should have known, the appeal was frivolous, unreasonable, without foundation, or in bad faith or solely for the purpose of ~~delay~~ delay.

**SECTION 3.(b)** This section is meant to clarify and not alter G.S. 42-46(i).

**SECTION 3.(c)** This section, being a clarifying amendment, has retroactive effect and applies to amounts awarded on or after September 9, 2024.

**SECTION 4.(a)** Definitions. – For purposes of this section, "Offer and Sales Contracts Rule" means 21 NCAC 58A .0112 (Offer and Sales Contracts).

**SECTION 4.(b)** Offer and Sales Contracts Rule. – Until the effective date of the revised permanent rule that the Commission is required to adopt pursuant to subsection (d) of this section, the Commission shall implement the Offer and Sales Contracts Rule as provided in subsection (c) of this section.

1           **SECTION 4.(c)** Implementation. – A broker acting as an agent in a real estate  
2 transaction may use a preprinted offer or sales contract form containing provisions concerning  
3 the payment of a commission or compensation, including the forfeiture of earnest money, to a  
4 broker or firm.

5           **SECTION 4.(d)** Additional Rulemaking Authority. – The Commission shall adopt  
6 a rule to amend the Offer and Sales Contracts Rule consistent with subsection (c) of this section.  
7 Notwithstanding G.S. 150B-19(4), the rule adopted by the Commission pursuant to this section  
8 shall be substantively identical to the provisions of subsection (c) of this section. Rules adopted  
9 pursuant to this section are not subject to Part 3 of Article 2A of Chapter 150B of the General  
10 Statutes. Rules adopted pursuant to this section shall become effective as provided in  
11 G.S. 150B-21.3(b1), as though 10 or more written objections had been received as provided in  
12 G.S. 150B-21.3(b2).

13           **SECTION 4.(e)** Sunset. – This section expires when permanent rules adopted as  
14 required by subsection (d) of this section become effective.

15           **SECTION 5.** Except as otherwise provided, this act is effective when it becomes  
16 law.