

# ASSEMBLY, No. 5146

## STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED DECEMBER 14, 2020

**Sponsored by:**

**Assemblywoman ANGELA V. MCKNIGHT**

**District 31 (Hudson)**

**SYNOPSIS**

Permits State Real Estate Appraiser Board to revoke, suspend, or fine appraisers or appraisal management companies who knowingly engage in discriminatory appraisals of residential property on basis of race or national origin.

**CURRENT VERSION OF TEXT**

As introduced.



A5146 MCKNIGHT

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1 AN ACT concerning real estate appraisals and supplementing  
2 P.L.1991, c.68.

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

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7 1. a. A holder of a license or certification under P.L.1991, c.68  
8 (C.45:14F-1 et seq.) or registration under P.L.2017, c.72 (C.45:14F-  
9 27 et al.) shall not discriminate in the appraisal of a residential  
10 property on the basis of the race, creed, color, or national origin of  
11 the property buyer or property seller.

12 b. If the board determines, after appropriate investigation, that  
13 the holder of a license, certification, or registration has knowingly  
14 engaged in the discriminatory appraisal of a residential property on  
15 the basis of the property buyer's or property holder's race, creed,  
16 color, or national origin, the board may suspend or revoke the  
17 license, certification or registration, levy a fine, or impose a civil  
18 penalty.

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20 2. Whenever the board finds cause to fine or suspend or revoke  
21 the license, certification or registration of a holder, the board shall  
22 notify the holder of the reasons therefor, in writing, and provide  
23 opportunity for a hearing in accordance with the "Administrative  
24 Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.).

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26 3. This act shall take effect immediately.

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STATEMENT

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31 This bill permits the State Real Estate Appraiser Board to  
32 revoke, suspend or fine appraisers or appraisal management  
33 companies who knowingly engage in a discriminatory appraisal of a  
34 residential property on the basis of the property buyer or property  
35 holder's race or national origin.

36 Under this bill, holders of appraisal licenses or certifications, or  
37 appraisal management company registrations, may have their  
38 licenses, certifications or registrations revoked or suspended, or be  
39 subject to fines, if the board determines, after an appropriate  
40 investigation, that the holder of the license, certification or  
41 registration has knowingly engaged in a discriminatory appraisal of  
42 a residential property on the basis of the property buyer or property  
43 holder's race, creed, color, or national origin.

44 If the board finds cause to suspend, revoke or fine a holder of a  
45 license, certification or registration, then the board is required to  
46 notify the holder of the board's rationale in writing. The board  
47 must also provide opportunity for a hearing to be held in accordance  
48 with the State's Administrative Procedure Act.