

# SENATE, No. 3317

## STATE OF NEW JERSEY 220th LEGISLATURE

INTRODUCED NOVEMBER 7, 2022

**Sponsored by:**

**Senator NELLIE POU**

**District 35 (Bergen and Passaic)**

**Senator M. TERESA RUIZ**

**District 29 (Essex)**

**Co-Sponsored by:**

**Senators Singleton and Johnson**

**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 introduced.



**(Sponsorship Updated As Of: 12/19/2022)**

S3317 POU, RUIZ

2

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  
8 under P.L.1991, c.68 (C.45:14F-1 et seq.) or registration under  
9 P.L.2017, c.72 (C.45:14F-27 et al.) shall consider, as part of the  
10 appraisal analysis of a property, the race, color, religion, sex, actual  
11 or perceived sexual orientation, actual or perceived gender identity,  
12 age, actual or perceived marital status, disability, familial status, or  
13 national origin of either the prospective owners or occupants of the  
14 property, present owners or occupants of the property, or the  
15 present owners or occupants of the properties in the vicinity of the  
16 property, or on any other basis prohibited by federal, State, or local  
17 law.

18 b. For the purpose of this section, “property” means an  
19 identified parcel or tract of land, for residential or commercial use,  
20 with improvements and including easements, rights of way,  
21 undivided or future interests, or similar rights in a tract of land, but  
22 does not include mineral rights, timber rights, growing crops, water  
23 rights, or similar interests severable from the land when a  
24 transaction does not involve the associated parcel or tract of land.

25

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

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

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

**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.

1 c. Continuing education may include classroom instruction in  
2 courses, seminars or other activities as approved by the board. As  
3 part of the continuing education requirements prescribed pursuant  
4 to P.L.1991, c.68 (45:14F-1 et seq.), a holder of a license or  
5 certification under P.L.1991, c.68 (C.45:14F-1 et seq.) shall be  
6 required to complete a fair housing and appraisal bias education  
7 course offered by the Appraisal Qualifications Board.  
8 (cf: P.L.2017, c.72, s.30)

9  
10 3. This act shall take effect on the 180th day next following  
11 enactment.

12  
13  
14 STATEMENT

15  
16 This bill prohibits discriminatory practices in property appraisals  
17 and requires real estate appraisers to participate in anti-bias  
18 training.

19 Under the bill, a real estate appraiser will be prohibited from  
20 considering, as part of the appraisal analysis of a property, the race,  
21 color, religion, sex, actual or perceived sexual orientation, actual or  
22 perceived gender identity, age, actual or perceived marital status,  
23 disability, familial status, or national origin of either the prospective  
24 owners or occupants of the property, present owners or occupants of  
25 the property, or the present owners or occupants of the properties in  
26 the vicinity of the property, or on any other basis prohibited by  
27 federal, State, or local law.

28 Additionally, the bill requires a real estate appraiser to complete  
29 a fair housing and appraisal bias education course offered by the  
30 Appraisal Qualifications Board of the Appraisal Foundation in order  
31 to satisfy the appraiser's continuing education requirements.