

**Suspend the Rules and Pass the Bill, H. R. 3619, With an  
Amendment**

**(The amendment strikes all after the enacting clause and inserts a  
complete substitute new text)**

116<sup>TH</sup> CONGRESS  
1<sup>ST</sup> SESSION

# **H. R. 3619**

To amend the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 to provide the Appraisal Subcommittee with the authority to modify annual registry fees for appraisal management companies, to maintain a registry of trainees and charge a lower trainee registry fee, and to allow grants to States to assist appraiser and potential appraiser compliance with the Real Property Appraiser Qualification Criteria, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

JULY 5, 2019

Mr. CLAY introduced the following bill; which was referred to the Committee on Financial Services

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## **A BILL**

To amend the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 to provide the Appraisal Subcommittee with the authority to modify annual registry fees for appraisal management companies, to maintain a registry of trainees and charge a lower trainee registry fee, and to allow grants to States to assist appraiser and potential appraiser compliance with the Real Property Appraiser Qualification Criteria, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4       This Act may be cited as the “Appraisal Fee Trans-

5       parency Act of 2019”.

6 **SEC. 2. ANNUAL REGISTRY FEES FOR APPRAISAL MANAGE-**  
7 **MENT COMPANIES.**

8       Subparagraph (B) of section 1109(a)(4) of the Fi-

9       nancial Institutions Reform, Recovery, and Enforcement

10      Act of 1989 (12 U.S.C. 3338(a)(4)(B)) is amended—

11           (1) in clause (ii), by striking the period at the

12           end and inserting a semicolon; and

13           (2) by inserting after and below clause (ii) the

14           following:

15           “except that if the Appraisal Subcommittee de-

16           termines that the fees established under clause

17           (i) or (ii) result in adverse consequences or are

18           otherwise not appropriately tailored to meet the

19           goals of this paragraph, the Appraisal Sub-

20           committee may establish a new formula for

21           fees, which new formula may not take effect

22           until the Appraisal Subcommittee submits a re-

23           port to the Congress justifying its decision to

24           establish such a new formula, setting forth the

1 new formula, and explaining how the new for-  
2 mula will affect such fees.”.

3 **SEC. 3. TRAINEE APPRAISERS.**

4 (a) MAINTENANCE ON NATIONAL REGISTRY.— Para-  
5 graph (3) of section 1103(a) of the Financial Institutions  
6 Reform, Recovery, and Enforcement Act of 1989 (12  
7 U.S.C. 3332(a)(3)) is amended by striking “and licensed”  
8 and inserting “, licensed, and trainee”.

9 (b) ANNUAL REGISTRY FEES.—Subparagraph (A) of  
10 section 1109(a)(4) of the Financial Institutions Reform,  
11 Recovery, and Enforcement Act of 1989 (12 U.S.C.  
12 3338(a)(4)(A)) is amended—

13 (1) by inserting “including trainee appraisers,”  
14 after “transactions,”;

15 (2) by inserting “except that the Appraisal Sub-  
16 committee may, in its discretion, charge a fee for  
17 trainee appraisers not exceeding \$20” after “\$40,”;  
18 and

19 (3) by inserting before the semicolon the fol-  
20 lowing: “; except that nothing in this subparagraph  
21 may be construed to require a State to establish or  
22 operate an program for trainee appraisers”.

23 (c) DEFINITION.—Section 1121 of the Financial In-  
24 stitutions Reform, Recovery, and Enforcement Act of

1 1989 (12 U.S.C. 3350) is amended by adding at the end  
2 the following new paragraph:

3 “(12) **TRAINEE APPRAISER.**—The term ‘trainee  
4 appraiser’ means an individual who meets the min-  
5 imum criteria established by the Appraiser Qualifica-  
6 tion Board for a trainee appraiser license and is  
7 credentialed by a State appraiser certifying and li-  
8 censing agency.”.

9 **SEC. 4. GRANTS TO NONPROFITS AND INSTITUTIONS OF**  
10 **HIGHER EDUCATION FOR COMPLIANCE EF-**  
11 **FORTS.**

12 Paragraph (5) of section 1109(b) of the Financial In-  
13 stitutions Reform, Recovery, and Enforcement Act of  
14 1989 (12 U.S.C. 3338(b)(5)) is amended by inserting  
15 “nonprofit organizations, and institutions of higher edu-  
16 cation” after “licensing agencies,”.

17 **SEC. 5. REQUIREMENT TO DISCLOSE APPRAISAL FEES.**

18 Section 4(c) of the Real Estate Settlement Proce-  
19 dures Act of 1974 (12 U.S.C. 2603(c)) is amended by  
20 striking “may” and inserting “shall”.

21 **SEC. 6. INCLUSION OF DESIGNEE OF SECRETARY OF VET-**  
22 **ERANS AFFAIRS ON APPRAISAL SUB-**  
23 **COMMITTEE.**

24 The first sentence of section 1011 of the Federal Fi-  
25 nancial Institutions Examination Council Act of 1978 (12

1 U.S.C. 3310) is amended by inserting “the Department  
2 of Veterans Affairs,” after “Protection,”.

3 **SEC. 7. DETERMINATION OF BUDGETARY EFFECTS.**

4       The budgetary effects of this Act, for the purpose of  
5 complying with the Statutory Pay-As-You-Go Act of 2010,  
6 shall be determined by reference to the latest statement  
7 titled “Budgetary Effects of PAYGO Legislation” for this  
8 Act, submitted for printing in the Congressional Record  
9 by the Chairman of the House Budget Committee, pro-  
10 vided that such statement has been submitted prior to the  
11 vote on passage.