

1 SENATE BILL 56

2 **54TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2019**

3 INTRODUCED BY

4 Sander Rue

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10 AN ACT

11 RELATING TO REAL PROPERTY; ELIMINATING THE AUTHORITY OF AN
12 APPRAISAL MANAGEMENT COMPANY TO REMOVE AN INDEPENDENT APPRAISER
13 FROM ITS APPRAISER PANEL WITHOUT NOTICE.

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15 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

16 SECTION 1. Section 47-14-20 NMSA 1978 (being Laws 2009,
17 Chapter 214, Section 20) is amended to read:

18 "47-14-20. ADJUDICATION OF DISPUTES BETWEEN AN APPRAISAL
19 MANAGEMENT COMPANY AND AN INDEPENDENT APPRAISER.--

20 A. [~~Except within the first thirty days after an~~
21 ~~independent appraiser is first added to the appraiser panel of~~
22 ~~an appraisal management company]~~ An appraisal management
23 company shall not remove an appraiser from its appraiser panel,
24 or otherwise refuse to assign requests for real estate
25 appraisal services to an independent appraiser without

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1 notifying the appraiser in writing of the reasons for the
2 appraiser being removed from the appraiser panel of the
3 appraisal management company. If the appraiser is being
4 removed from the panel for illegal conduct, violation of the
5 uniform standards of professional appraisal practice or a
6 violation of state licensing standards, the appraisal
7 management company shall provide the independent appraiser the
8 nature of the alleged conduct or violation and provide an
9 opportunity for the appraiser to respond.

10 B. An independent appraiser that is removed from
11 the appraiser panel of an appraisal management company for
12 alleged illegal conduct, violation of the uniform standards of
13 professional appraisal practice or violation of state licensing
14 standards may file a complaint with the board for a review of
15 the decision of the appraisal management company, except that
16 in no case shall the board make any determination regarding the
17 nature of the business relationship between the appraiser and
18 the appraisal management company that is unrelated to the
19 actions specified in Subsection A of this section.

20 C. If an independent appraiser files a complaint
21 against an appraisal management company pursuant to Subsection
22 B of this section, the board shall adjudicate the complaint
23 within one hundred eighty days.

24 D. If after opportunity for hearing and review, the
25 board determines that an independent appraiser did not commit a

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1 violation of law, a violation of the uniform standards of
2 professional appraisal practice or a violation of state
3 licensing standards, the board shall order that the appraiser
4 be added to the appraiser panel of the appraisal management
5 company that was the subject of the complaint without
6 prejudice."

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