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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 30 Session of  
2025

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INTRODUCED BY GUZMAN, SHUSTERMAN, GIRAL, GUENST, SANCHEZ,  
MALAGARI, KENYATTA AND DONAHUE, JANUARY 10, 2025

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REFERRED TO COMMITTEE ON PROFESSIONAL LICENSURE,  
JANUARY 10, 2025

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AN ACT

1 Amending the act of July 10, 1990 (P.L.404, No.98), entitled "An  
2 act providing for the certification of real estate  
3 appraisers; specifying requirements for certification;  
4 providing for sanctions and penalties; and making an  
5 appropriation," further providing for application and  
6 qualifications.

7 The General Assembly of the Commonwealth of Pennsylvania  
8 hereby enacts as follows:

9 Section 1. Section 6(a.1) of the act of July 10, 1990  
10 (P.L.404, No.98), known as the Real Estate Appraisers  
11 Certification Act, is amended to read:

12 Section 6. Application and qualifications.

13 \* \* \*

14 (a.1) Appraiser trainee license.--In addition to the  
15 certificates authorized in subsection (a), the board shall issue  
16 an appraiser trainee license, without examination, to any person  
17 who meets the appraiser trainee educational requirements set by  
18 the board and who does not already hold an appraiser credential  
19 under subsection (a). An appraiser trainee shall operate under

1 the direct supervision of one certified residential appraiser or  
2 certified general appraiser per assignment for the purpose of  
3 completing the experience requirement for an appraiser  
4 credential in subsection (a). An appraiser trainee shall be  
5 permitted to assist in the performance of any appraisal that is  
6 within the supervisory appraiser's scope of practice. The  
7 supervisory appraiser shall be in good standing, have at least  
8 [five] three years of experience as a certified residential  
9 appraiser or certified general appraiser and shall not supervise  
10 more than three appraiser trainees.

11 \* \* \*

12 Section 2. This act shall take effect in 60 days.