**02-298**

Office of Professional and Occupational Regulation

**BOARD OF REAL ESTATE APPRAISERS**

2025-2026 Regulatory Agenda

AGENCY UMBRELLA-UNIT NUMBER: **02-298**

AGENCY NAME: Department of Professional & Financial Regulation, Office of Professional & Occupational Regulation, **Board of Real Estate Appraisers**

CONTACT INFORMATION for thE agency **RULEMAKING LIAISON**: Penny Vaillancourt, Director, OPOR, 35 State House Station, Augusta, ME 04333, 207-441-7153, penny.vaillancourt@maine.gov

**EMERGENCY RULES ADOPTED SINCE THE LAST REGULATORY AGENDA**: None.

**EXPECTED 2025-2026 RULE-MAKING ACTIVITY**:

The Board voted April 28, 2025 to begin the rulemaking process for Chapter 220: Educational Course Requirements. Changes are required as the Appraiser Qualifications Board (AQB) added a continuing and qualifying education requirement for valuation and fair housing laws and regulations education effective January 1, 2026.

The board may adopt rules to implement the regulation of Appraisal Management Companies (“AMCs”). Currently, no rules exist regarding AMCs.

Expected rulemaking will be to implement legislation governing licensure by endorsement and provisional licensure. A review for conformance with statutes and current rules will be conducted and updated as may be necessary, including an update to discontinue the use of the terms “handicap,” “handicapped” and “hearing impaired” pursuant to 36 M.R.S. § 2557, sub-§2.

**CHAPTER NUMBER AND TITLE: N/A**

STATUTORY AUTHORITY: 32 M.R.S. § 14012

PURPOSE: To adopt standards to implement statutory requirements for regulation of Appraisal Management Companies.

SCHEDULE FOR ADOPTION: Within one year if necessary.

AFFECTED PARTIES: Licensees.

CONSENSUS-BASED RULE DEVELOPMENT: N/A

**CHAPTER 150**: Advisory Rulings

STATUTORY AUTHORITY: 32 M.R.S. § 14012, 5 M.R.S. § 9001

PURPOSE: The board may review this chapter for conformance with statutes and make updates as may be necessary to establishe the procedures for submission, consideration and disposition of requests for advisory rulings. Changes may be needed to clarify a provision.

SCHEDULE FOR ADOPTION: Within one year, if necessary.

AFFECTED PARTIES: Licensees and license applicants and the public.

CONSENSUS-BASED RULE DEVELOPMENT: N/A

**CHAPTER 220**: Educational Course Requirements

STATUTORY AUTHORITY: 32 M.R.S. §§ 14012, 14027

PURPOSE: The board may review this chapter for conformance with statutes and make updates as may be necessary to identify the requirements for qualifying education and continuing education to be approved by the Appraiser Qualifications Board (AQB) or the Maine Board of Real Estate Appraisers. The Board is currently in the rulemaking process for Chapter 220: Educational Course Requirements as the Appraiser Qualifications Board (AQB) added a continuing and qualifying education requirement for valuation and fair housing laws and regulations education effective January 1, 2026.

SCHEDULE FOR ADOPTION: Within one year.

AFFECTED PARTIES: Licensees and license applicants.

CONSENSUS-BASED RULE DEVELOPMENT: N/A

**CHAPTER 230**: Supervising Appraiser Duties

STATUTORY AUTHORITY: 32 M.R.S. §§ 14012, 14027, 14039

PURPOSE: The board may review this chapter for conformance with statutes and make updates as may be necessary to establishe the supervisory responsibilities for a certified residential or certified general real property appraiser who supervises a trainee real property appraiser. This chapter may need to be amended to comply with federal changes.

SCHEDULE FOR ADOPTION: Within one year, if necessary.

AFFECTED PARTIES: Licensees and license applicants.

CONSENSUS-BASED RULE DEVELOPMENT: N/A

**CHAPTER 240**: Standards of Professional Practice

STATUTORY AUTHORITY: 32 M.R.S. § 14012

PURPOSE: The board may review this chapter for conformance with statutes and make updates as may be necessary identify references editions of the standards of professional practice. The Board may need to amend this chapter to reference the most recent edition and effective date of the Uniform Standards of Professional Practice ("USPAP"). USPAP is amended on a two-year cycle. The current edition has been extended through 2023.

SCHEDULE FOR ADOPTION: Within one year.

AFFECTED PARTIES: Licensees and the public.

CONSENSUS-BASED RULE DEVELOPMENT: N/A

**CHAPTER 250**: Denial Appeals; Member Communications

STATUTORY AUTHORITY: 32 M.R.S. § 14012

PURPOSE: The board may review this chapter for conformance with statutes and make updates as may be necessary to set forth a licensee’s right to appeal Board license denials. It provides procedures for Board members to file complaints. It includes prohibitions for certain Board member communication about any specific case under investigation or review. Changes may be necessary to clarify a provision.

SCHEDULE FOR ADOPTION: Within one year, if necessary.

AFFECTED PARTIES: Licensees and license applicants.

CONSENSUS-BASED RULE DEVELOPMENT: N/A.

**CHAPTER NUMBER and Title: N/A**

STATUTORY BASIS: 10 M.R.S. § 8003-H, § 8003-5-A(D)(7)

PURPOSE: The Board may adopt rules to establish a process to issue a license by endorsement or to grant provisional licenses to applicants from other jurisdictions.

SCHEDULE FOR ADOPTION: Within the year.

AFFECTED PARTIES: Licensees and members of the public.

CONSENSUS-BASED RULE DEVELOPMENT: N/A