

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare an emergency with respect to the need to require the Department of Consumer and Regulatory Affairs to mandate licensing of Appraisal Management Companies in the District of Columbia and require an annual registration fee to be paid.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Appraisal Management Company Regulation Emergency Declaration Resolution of 2019”.

Sec. 2. (a) The Dodd-Frank Wall Street Reform and Consumer Protection Act (the Dodd-Frank Act) required the Board of Governors of the Federal Reserve System, the Comptroller of the Currency, the Federal Deposit Insurance Corporation, the National Credit Union Administration, the Federal Housing Finance Agency, and the Bureau of Consumer Financial Protection to establish minimum requirements to be applied by a State in the registration of appraisal management companies (Pub. L. 111-203, 124 Stat. 1376).

(b) States were granted 36 months after the date on which the regulations required by the Dodd-Frank Act were prescribed in final form to adopt minimum requirements in the registration of appraisal management companies, with the opportunity to request a 12-month extension (12 U.S.C. § 3353(f)).

33 (c) Federal agencies issued final rules in compliance with the Dodd-Frank Act on August
34 10, 2015 (Minimum Standards for Appraisal Management Companies, 80 Fed. Reg. 110 (June 9,
35 2015). Federal Register: The Daily Journal of the United States).

36 (d) The District of Columbia requested and was granted a one-year extension to adopt
37 and implement minimum requirements in the Code of Federal Regulations (12 CFR § 34.210 *et*
38 *seq.*; 12 CFR 208.50 and 225.190 *et seq.*; 12 CFR 323.8 *et seq.*; 12 CFR Part 1222.20 *et seq.*).

39 (e) If law and regulations are not in place by August 10, 2019, appraisal management
40 companies will not be able to facilitate Federally Related Transactions. This could lead to higher
41 appraisal costs for consumers, adoption of burdensome contingency plans by lenders to avoid
42 Federally Related Transactions, and a loss of revenue for appraisal management companies.

43 (f) Immediate legislative action is necessary to avoid disruption to the District's
44 residential real estate market.

45 Sec. 3. The Council of the District of Columbia determines that the circumstances
46 enumerated in section 2 constitute emergency circumstances making it necessary that the
47 Appraisal Management Company Regulation Emergency Act of 2019 be adopted after a single
48 reading.

49 Sec. 4. This resolution shall take effect immediately.