

[First Reprint]

**SENATE, No. 1311**

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**STATE OF NEW JERSEY**  
**221st LEGISLATURE**

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PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

**Sponsored by:**

**Senator NELLIE POU**

**District 35 (Bergen and Passaic)**

**Senator M. TERESA RUIZ**

**District 29 (Essex and Hudson)**

**Co-Sponsored by:**

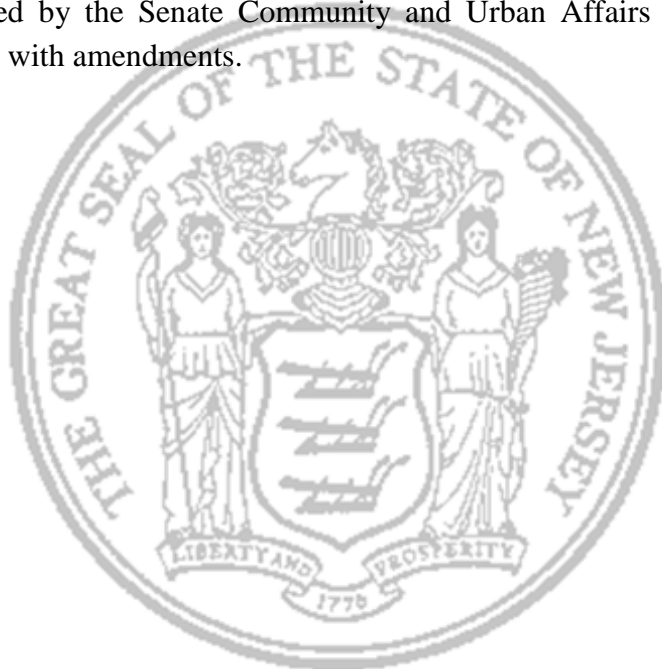
**Senators Singleton, Johnson and McKnight**

**SYNOPSIS**

Codifies prohibition of discriminatory practices in real estate appraisals and requires real estate appraisers to complete anti-bias training.

**CURRENT VERSION OF TEXT**

As reported by the Senate Community and Urban Affairs Committee on May 6, 2024, with amendments.



**(Sponsorship Updated As Of: 4/8/2024)**

1 AN ACT concerning discriminatory practices in real estate  
2 appraisals and supplementing and amending P.L.1991, c.68.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 1. (New section) a. No holder of a license or certification under  
8 P.L.1991, c.68 (C.45:14F-1 et seq.) or registration under P.L.2017,  
9 c.72 (C.45:14F-27 et al.) shall consider, as part of <sup>1</sup>**[**the appraisal  
10 analysis of a property**]** a real estate appraisal<sup>1</sup>, the race, color, religion,  
11 sex, actual or perceived sexual orientation, actual or perceived gender  
12 identity, age, actual or perceived marital status, disability, familial  
13 status, or national origin of either the prospective owners or occupants  
14 of the <sup>1</sup>real estate or real<sup>1</sup> property, <sup>1</sup>the<sup>1</sup> present owners or occupants  
15 of the <sup>1</sup>real estate or real<sup>1</sup> property, or the present owners or occupants  
16 of the <sup>1</sup>real estate or real<sup>1</sup> properties in the vicinity of the property, or  
17 on any other basis prohibited by federal, State, or local law.

18 b. <sup>1</sup>**[**For the purpose of this**]** This<sup>1</sup> section <sup>1</sup>**[**, “property” means  
19 an identified parcel or tract of land, for residential or commercial use,  
20 with improvements and including easements, rights of way, undivided  
21 or future interests, or similar rights in a tract of land, but does not  
22 include mineral rights, timber rights, growing crops, water rights, or  
23 similar interests severable from the land when a transaction does not  
24 involve the associated parcel or tract of land**]** shall be in addition to  
25 and shall not be construed to supersede the provisions of any other  
26 federal or State law prohibiting such conduct<sup>1</sup>.

27

28 2. Section 18 of P.L.1991, c.68 (C.45:14F-18) is amended to  
29 read as follows:

30 18. a. No license shall be renewed unless the renewal applicant  
31 submits satisfactory evidence to the board that the renewal  
32 applicant has successfully completed the continuing education  
33 requirements prescribed pursuant to P.L.1991, c.68 (C.45:14F-1 et  
34 seq.). The board shall not require less than the number of hours  
35 acceptable to the Appraisal Subcommittee of the Appraisal  
36 Foundation for the continuing education of licensed real estate  
37 appraisers.

38 b. No certificate shall be renewed unless the renewal applicant  
39 submits satisfactory evidence to the board that the renewal  
40 applicant has successfully completed the continuing education  
41 requirements prescribed pursuant to P.L.1991, c.68 (C.45:14F-1 et  
42 seq.) for the type of certificate for which renewal is sought. The  
43 board shall not require less than the number of hours of continuing  
44 education prescribed by the Appraisal Qualifications Board of the

**EXPLANATION** – Matter enclosed in bold-faced brackets **[thus]** in the above bill is  
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

<sup>1</sup>Senate SCU committee amendments adopted May 6, 2024.

1 Appraisal Foundation as a national standard for the continuing  
2 education of certified real estate appraisers.  
3 c. Continuing education may include classroom instruction in  
4 courses, seminars or other activities as approved by the board. As  
5 part of the continuing education requirements prescribed pursuant  
6 to P.L.1991, c.68 (45:14F-1 et seq.), a holder of a license or  
7 certification under P.L.1991, c.68 (C.45:14F-1 et seq.) shall be  
8 required to complete a fair housing and appraisal bias education  
9 course offered by the Appraisal Qualifications Board.  
10 (cf: P.L.2017, c.72, s.30)  
11  
12 3. This act shall take effect on the 180th day next following  
13 enactment.