Department of Planning and Budget
2026 General Assembly Session
State Fiscal Impact Statement

PUBLISHED: 4/1/2026 2:09 PM **ORIGINAL**

Bill Number: HB170 ER **Patron:** Askew
Bill Title: Real estate appraisers; educational requirements for licensure, fair housing and appraisal bias course.

Bill Summary: Requires, in addition to successfully completing an examination, applicants for licensure as a certified residential real estate appraiser or a certified general real estate appraiser to also successfully complete an anti-discrimination training course administered or approved by the Real Estate Appraiser Board prior to licensure, the specifics of which are provided in the bill.

Budget Amendment Necessary: No **Items Impacted:** No
Explanation: This bill impacts the Department of Professional and Occupational Regulation (DPOR); however, no budget action is needed.

Fiscal Summary: It is anticipated that any fiscal impact this bill may have to DPOR can be absorbed.

Fiscal Analysis: This bill amends the educational requirements for applicants by adding two hours of education on fair housing and appraisal bias, as defined in the bill. The bill provides that the courses may be either approved or administered by the Board, and audited annually by the Fair Housing Board.

It is anticipated that if the Board opts to approve but not directly administer the course(s), any workload created by this bill's requirements can be completed within the Board's regularly scheduled meetings. Additionally, it is also anticipated that the Fair Housing Board will be able to audit course material associated with this bill within regularly scheduled meetings. System modifications to add the educational requirement to the agency's licensing application system may be necessary, a cost estimate is not available from DPOR.

Other: None.