

## No. 1986-192

## AN ACT

## SB 1141

Providing for the certification and recertification of assessors; establishing eligibility and training requirements; defining the powers and duties of the State Tax Equalization Board relating to training, certification and recertification of assessors; and authorizing the board to establish fees.

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

**Section 1. Short title.**

This act shall be known and may be cited as the Assessors Certification Act.

**Section 2. Definitions.**

The following words and phrases when used in this act shall have the meanings given to them in this section unless the context clearly indicates otherwise:

“Assessor.” Any person responsible for the valuation of real property for ad valorem taxation purposes.

“Board.” The State Tax Equalization Board.

“Certified Pennsylvania Evaluator.” An individual who has completed a minimum of 90 hours of basic courses of study covering the appraisal assessing profession and has successfully completed a comprehensive examination covering all phases of the appraisal process and the assessment function established by the assessment statutes of this Commonwealth.

“Revaluation company.” A mass appraisal company.

**Section 3. Board certification powers.**

(a) Rules and regulations.—The board may promulgate rules and regulations consistent with the statutes of this Commonwealth to administer and enforce the provisions of this act.

(b) Compensation.—Members of the board shall not receive compensation but shall be reimbursed for actual expenses incurred in the performance of official duties for the certification of assessors.

**Section 4. Duties of the board.**

(a) Certification of assessors.—It shall be the duty of the board to certify all assessors in this Commonwealth. Any assessor employed prior to the passage of this act but not holding the title of Certified Pennsylvania Evaluator shall have three years from the effective date of this act to obtain certification by the board. Any assessor employed after the effective date of this act shall obtain certification within a period of three years from the effective date of employment as an assessor. However, any person holding the title of Certified Pennsylvania Evaluator who has been assessing property for a minimum of one year immediately prior to the effective date of this act or an assessor who has ten years of experience and service in assessing property

with the same county immediately prior to the effective date of this act shall be recognized as certified by the board. During the interim, the noncertified assessors shall be deemed to be provisionally certified by the board.

(b) **Qualification of revaluation company personnel.**—Any person employed by a revaluation company who is directly responsible for the valuation of real property shall have met the educational requirements of this act or successfully completed educational courses equal to the minimum qualifications established by the board. Failure to meet the requirements contained in this section will prohibit that person from determining the value of real property in this Commonwealth.

(c) **Recertification of assessors.**—Recertification is a program of continuing professional education of assessors approved by the board. At five-year intervals, each certified assessor must accumulate not less than 50 credits, as defined by the board, of continuing education relating to assessment and appraisal practices. Certified assessors having accumulated the required credits shall automatically be recertified. No application procedure or examination shall be required.

#### Section 5. Qualifications.

(a) **General rule.**—All assessors in this Commonwealth shall meet the requirements enumerated in subsection (b).

(b) **Requirements.**—An applicant shall meet the following requirements:

(1) The applicant shall have a high school diploma, or its equivalent, or two years of assessing experience.

(2) The applicant shall be at least 18 years of age.

(3) The applicant shall be a resident of this Commonwealth for at least six months.

(4) The applicant shall have successfully completed a minimum of 90 hours of the basic courses of study of the International Association of Assessing Officers or the basic courses of study of the Assessors Association of Pennsylvania covering the appraisal assessing profession or any other professional courses acceptable to the board. At the discretion of the county commissioners, the county may reimburse county assessors for the costs of completing the courses of study required by this subsection.

#### Section 6. Certification.

(a) **Requirement.**—All assessors in this Commonwealth shall be certified under this act.

(b) **Application.**—Application for certification shall be made to the board by completion of the board's prescribed application form and shall be accompanied by the appropriate fee established by the board.

(c) **Examination.**—Applicants shall successfully complete a comprehensive examination, proctored by a member of the board, or a designee, covering all phases of the appraisal process and the assessment function established by the assessment statutes of this Commonwealth.

(d) **Certification.**—Upon successful completion of the comprehensive examination, the board shall issue a Certified Pennsylvania Evaluator's Certificate to the applicant.

(e) Licensure.—Nothing in this act shall relieve any individual or company from the present legal obligation to be licensed as a real estate broker pursuant to the act of February 19, 1980 (P.L.15, No.9), known as the Real Estate Licensing and Registration Act.

Section 7. Fees.

The board shall establish by regulation such fees as it deems necessary to comply with the intent of this act.

Section 8. Disposition of fees.

All fees collected under this act shall be deposited in a restricted receipt account to be administered by the board for the administration of this act.

Section 9. Nonapplicability.

This act shall not apply to counties of the first and second class.

Section 10. Expiration.

This act shall expire in five years.

Section 11. Effective date.

This act shall take effect in 90 days.

APPROVED—The 17th day of December, A. D. 1986.

DICK THORNBURGH