



STATE OF ILLINOIS
EXECUTIVE OFFICE OF THE GOVERNOR
SPRINGFIELD 62706

JB PRITZKER
GOVERNOR

March 18, 2021

To the Honorable Members of the Illinois General Assembly:

In compliance with the requirements set forth in the Illinois Regulatory Sunset Act (5 ILCS 80), my office has conducted a review of Real Estate Appraiser Licensing Act of 2002 (225 ILCS 458), which is scheduled to sunset on January 1, 2022. As a result of this review, it is recommended to the General Assembly that:

The Real Estate Appraiser Licensing Act of 2002 (225 ILCS 458) should be continued with the following modifications to its existing statutory and administrative rule framework.

- Add a definition of “Email address of record,” standardizing IDFPR’s initiative to become more efficient and paperless.
- Ensure that the Act is thoroughly compliant with all applicable federal requirements for the regulation of the appraisal profession.
- Update the Act, as necessary, to reflect current practices and to reflect the changing environment in which appraisers practice their profession.

Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) protects consumer welfare in real estate related transactions by requiring real estate appraisals used in connection with federally related transactions to be performed in writing, in accordance with uniform standards, by appraisers whose competency has been demonstrated and whose professional conduct will be subject to effective supervision. Each US state or territory has a real estate appraiser regulatory agency that is responsible for licensing and certifying real estate appraisers and supervising their appraisal-related activities, as required by Federal law.

The absence of regulation of the appraisal industry would pose a significant and direct harm to the welfare of the public and would be a direct violation of federal law and associated federal regulation and oversight of State appraisal programs. There is currently not sufficient evidence to suggest that the burdens imposed by regulation outweigh the benefits to the health, safety and welfare of the people of Illinois in continuing the regulation of this profession. Consequently, the continuation of this regulation is necessary to ensure the health, safety and welfare of the people of Illinois.

The full report provided by the Governor’s Office of Management and Budget is provided as reference.

Very Sincerely and Respectfully,
JB Pritzker
Governor