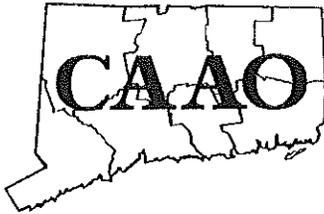


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Connecticut Association of Assessing Officers, Inc.

John Rainaldi, President
Town of Manchester

Chandler Rose, President Elect
Lawrence G. LaBarbera, Treasurer
Pam Deziel, Secretary

February 18, 2015

Testimony in Opposition of House Bill 6677
AN ACT CONCERNING BROKER PRICE OPINIONS
John Rainaldi, CCMA II, CCMC, RCG
President, CAAO

Members of the Insurance and Real Estate Committee:

As President of CAAO, I respectfully request that you oppose HB 6677, An Act Concerning Broker Price Opinions.

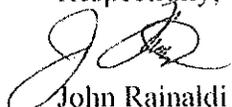
Broker price opinions serve a purpose in assisting real estate agents in the course of their business, such as in attempting to obtain a listing. However, as a Connecticut Certified General Real Estate Appraiser (RCG # 764) myself, and a former member of the National Association of Realtors, I feel that there are several important distinctions between a broker price opinion and a real estate appraisal. Connecticut General Statutes require that a real estate appraisal comply with the Uniform Standards of Professional Appraisal Practice (USPAP). USPAP has been established over the last several decades to ensure that appraisals meet professional standards. USPAP requires that the appraiser have sufficient experience and competency for all appraisal assignments they undertake, and certify to such in writing. USPAP requires that the appraiser conduct a series of steps to ensure that the appraisal meets these standards by requiring a thorough examination of the property being appraised, and the market in which that property is located. USPAP requires accountability of the appraiser, and adequate record keeping by the appraiser should any future concerns arise.

Becoming a Connecticut Certified Real Estate Appraiser (whether a Residential or General Appraiser) is a very involved process that requires a significant amount of class work, testing, and experience. While the same can be said of State Licensed Real Estate Agents as well, the purpose of these requirements differs. Real estate agents are trained and licensed to represent the public in listing and sales transactions. Real estate appraisers are trained and certified to be an independent third party, providing valuation expertise, usually used as an "extra set of eyes" to provide checks and balances.

HB 6677 would eliminate those checks and balances, and it would subject the real estate market, and by extension Connecticut's banks, business community, state and municipal government organizations, and Connecticut's residents to increased risk and uncertainty in terms of obtaining objective, third-party estimates of real estate values.

Please oppose HB 6677.

Respectfully,


John Rainaldi
President, CAAO