



SENATE BILL 690: Various Real Estate and Business Law Changes.

2025-2026 General Assembly

Committee:
Introduced by: Sens. Craven, Jarvis, Jones
Analysis of: Fourth Edition

Date: June 25, 2025
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OVERVIEW: *Senate Bill 690 would do the following:*

- *Provide an alternative method to satisfy the experience requirements to become a certified residential real estate appraiser.*
- *Allow a salesman to be registered with more than one dealer.*
- *Provide clarification on the recovery of attorneys' fees by a landlord after a tenant appeals a summary ejectment to district court.*
- *Direct the Real Estate Commission to implement rules on the use of preprinted offer and sales contracts.*

CURRENT LAW/BILL ANALYSIS/EFFECTIVE DATES:

Section 1 – Certified Residential Real Estate Appraisers:

Under G.S. 93E-1-6, to become registered as a trainee or to be licensed or certified as a real estate appraiser, an individual must submit a written application to the North Carolina Appraisal Board (Board) that provides his or her qualifications for licensure or certification. All of the following qualifications must be met:

- High school diploma or its equivalent.
- Education, experience, and examination requirements provided by the Appraisal Qualifications Board for each level of registration, licensure, or certification.
- Any additional education or experience requirements imposed by the Board.

Similarly, a person may be registered as a trainee upon application.

Section 1 would provide an alternative method of satisfying the experience requirements to become a certified residential real estate appraiser through the Practical Applications of Real Estate Appraisal (PAREA) pathway. The PAREA pathway is a program established by the Appraisal Qualifications Board of the Appraisal Foundation and offers an alternative method for satisfying real estate appraisal requirements.

In order to become a licensed residential real estate appraiser, an applicant would be required to do all of the following:

- Complete an approved PAREA program for certification as a certified residential real estate appraiser.

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- Submit 15 appraisals of residential real estate to the Appraisal Board, of which the Appraisal Board will choose 5 to review for compliance with the Uniform Standards of Professional Appraisal Practice.

This section is effective when it becomes law and applies to applications submitted for certification as a certified residential real estate appraiser on or after that date.

Section 2 – Registration of Dealers and Salesman:

G.S. 78A-36 requires an individual to register as a dealer or salesman under Chapter 78A of the General Statutes before transacting business in the State. No dealer will be eligible for registration under Chapter 78A, or for renewal of registration, unless that dealer has registered with the Securities and Exchange Commission (SEC).

Additionally, a dealer is not permitted to employ a salesman unless that salesman is registered and the registration of a salesman is not effective during any period that the salesman is not associated with a dealer. A salesman is prohibited from registering with more than one dealer.

Section 2 would permit registration of a salesman with more than one dealer if each of the dealers that employs or associates with the salesman is under common ownership and control, or if the Administrator (Secretary of State) authorizes the registration by rule or order.

This section becomes effective October 1, 2025.

Section 3 – Recovery of Expenses by Landlord:

G.S. 42-46(i) allows a landlord to recover from a tenant certain out-of-pocket expenses, which includes:

- Filing fees charged by the court.
- Costs for service of process.
- If the landlord prevails, reasonable attorneys' fees actually paid or owed not to exceed 15% of the amount owed by the tenant or 15% of the monthly rent stated in the lease if eviction is based on a default other than nonpayment of rent.
- When the tenant appeals a summary ejectment to district court, the actual reasonable attorneys' fees paid or owed upon a determination by a court that the tenant knew, or should have known, the appeal was frivolous, unreasonable, without foundation, or in bad faith or solely for delay.

Section 3 would clarify that the attorneys' fees recovered after a tenant appeals a summary ejectment to district court, if the landlord is the prevailing party, and the tenant knew or should have known that the appeal was frivolous, unreasonable, without foundation, or in bad faith or solely for the purpose of delay, would not be subject to the 15% limitation on the amount owed or on the monthly rent stated in the lease.

This section has a retroactive effective date of September 9, 2024.

Section 4 – Compensation in Offer to Purchase:

By rule adopted by the North Carolina Real Estate Commission, a broker acting as an agent in a real estate transaction may not use a preprinted offer or sales contract that includes any provision regarding the payment of commission or compensation to a broker or firm.

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Section 4 would direct the Real Estate Commission to implement its rule concerning offer and sales contracts to allow preprinted contracts to include provisions regarding the payment of commission or compensation and amend its rule consistent with that implementation.

EFFECTIVE DATE: Except as otherwise provided, the act would be effective when it becomes law.