

SENATE FILE NO. SF0067

Real estate brokers and sales agents-opinions on value.

Sponsored by: Senator(s) Perkins

A BILL

for

1 AN ACT relating to real estate brokers and sales agents;
2 providing for opinions regarding the value of real estate;
3 providing disclaimer language; providing conforming
4 amendments; and providing for an effective date.

5

6 *Be It Enacted by the Legislature of the State of Wyoming:*

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8 **Section 1.** W.S. 33-28-125 is created to read:

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10 **33-28-125. Opinions on value of real estate.**

11

12 (a) A real estate broker or sales agent licensed by
13 this state may prepare an opinion regarding the price or
14 value of real estate:

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16 (i) To a potential seller or third party,
17 recommending a listing price of real estate;

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2 (ii) To a potential buyer or third party,
3 recommending a purchase price of real estate; or

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5 (iii) To an existing or potential lienholder or
6 other third party, for any purpose other than as the
7 primary basis to determine the value of a consumer's
8 principal dwelling for the purpose of a residential
9 mortgage loan origination in conjunction with the purchase
10 of real property.

11

12 (b) Every printed or electronic broker or sales agent
13 opinion prepared as provided in subsection (a) of this
14 section shall include the statement: "This opinion is not
15 an appraisal of the market value of the property. If an
16 appraisal is desired, the service of a certified appraiser
17 must be obtained."

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19 **Section 2.** W.S. 33-39-103 is amended to read:

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21 **33-39-103. Exemptions.**

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23 (a) Except as provided in subsection (b) of this
24 section, this act does not apply to any person who does not

1 hold himself out as, or offer to perform services as, a
2 certified real estate appraiser.

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4 (b) Any licensed real estate broker or sales agent
5 shall only provide an opinion as to the price or value of
6 real estate as provided in W.S. 33-28-125.

7

8 **Section 2.** This act is effective July 1, 2012.

9

10 (END)