

(2) "Appraisal" includes:

- (i) a valuation appraisal;
- (ii) an analysis assignment; and
- (iii) a review assignment.

(3) "Appraisal" does not include an opinion to a potential seller or third party by a person licensed under Title 17 of this article about the recommended listing price or recommended purchase price of real estate, provided that the opinion is not referred to as an appraisal.

(c) "Appraisal report" means any communication, oral or written, of an appraisal.

(d) (1) "Certificate" means, unless the context requires otherwise, a certificate issued by the Commission that allows an individual to provide certified real estate appraisal services.

(2) "Certificate" includes, unless the context requires otherwise, each of the following certificates:

- (i) a certificate to provide certified real estate appraisal services for general real estate; and
- (ii) a certificate to provide certified real estate appraisal services for residential real estate.

(e) "Certified appraisal report" means an appraisal report prepared and signed by a certified real estate appraiser.

(f) (1) "Certified real estate appraiser" means, unless the context requires otherwise, an individual who is certified by the Commission to provide certified real estate appraisal services.

(2) "Certified real estate appraiser" includes:

- (i) a certified real estate appraiser for general real estate; and
- (ii) a certified real estate appraiser for residential real estate.

(g) "Commission" means the State Commission of Real Estate Appraisers.

(h) "License" means, unless the context requires otherwise, a license issued by the Commission to provide real estate appraisal services.

(i) "Licensed real estate appraiser" means an individual who is licensed by the Commission to provide real estate appraisal services.

(j) "Provide certified real estate appraisal services" means to provide real estate appraisal services as a certified real estate appraiser.