



Memo from the Board to Nebraska Real Property Appraisers

September 8, 2015

CHANGES TO NRPAB USPAP DISTRIBUTION FOR 2016-17 RENEWALS

By Tyler Kohtz, Director

Beginning with the 2016-17 renewal period, each Nebraska credentialed appraiser will be allowed one free download of the electronic version of the latest edition of USPAP through Appraiser Login. The Nebraska Real Property Appraiser Board is no longer able to supply a hard copy version of the Uniform Standards of Professional Appraisal Practice to resident Nebraska credentialed appraisers.

It has been tradition for the Nebraska Real Property Appraiser Board ("Board") to provide a copy of the latest released edition of the Uniform Standards of Professional Appraisal Practice ("USPAP") to each resident credential holder upon renewal of his or her credential. Although this tradition will continue, the Board will no longer provide a hard copy of USPAP to credential holders. The procedure to download the electronic version of USPAP will be outlined in the soon to be released Memo From the Board titled "2016 Credential Renewal Process," and outlined again on the renewal postcard received upon the successful renewal of a credential. You may save this download to your computer, and you may print this electronic PDF version of USPAP.

The Board understands that resident Nebraska credentialed appraisers have come to expect a hard copy of USPAP upon renewal, and that this news may be disappointing to many. Unfortunately, this expenditure has never been approved by the Nebraska State Legislature's Appropriations Committee; the Committee that evaluates and establishes the State's spending budget. In the past, the Board has utilized funding from other approved expenditure accounts to meet this expense. It is important to the Board that it exercises a strong fiscal policy that utilizes its funding as appropriated by the Nebraska State Legislature, which is the basis for this decision.

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During the past two biennial budget requests, the Board has requested funding from the Nebraska State Legislature for the purchase and distribution of USPAP books to Nebraska credentialed appraisers. Both requests were denied by the Appropriations Committee. The feedback received from the Board's Legislative Fiscal Analyst is that an electronic version of USPAP is available for distribution at a much lower cost to the Board, and there is an absence of statutory language requiring that the Board provide USPAP to Nebraska credentialed appraisers. The Board has since concluded that the financial burden is too great to continue funding this expense through its general operating budget without a specific appropriation from the Legislature.

In addition to the above mentioned changes, the Board will no longer offer USPAP for retail sale due to the similar funding issues. The Board apologizes for any inconvenience that these changes may cause. However, the Board is hopeful that credential holders will utilize the electronic version of USPAP provided through Appraiser Login. If you have questions, please feel free to contact the Board's office at 402-471-9015, or email me at tyler.kohtz@nebraska.gov.