



REAL PROPERTY APPRAISER CREDENTIAL THROUGH RECIPROCITY

ISSUANCE

A person currently credentialed to engage in real property appraisal practice concerning real estate and real property under the laws of another jurisdiction may qualify for a credential as a licensed residential real property appraiser, a certified residential real property appraiser, or a certified general real property appraiser by complying with all of the provisions of the Real Property Appraiser Act relating to the appropriate classification of credentialing.

QUALIFICATIONS

An applicant is required to be currently credentialed to engage in real property appraisal practice concerning real estate and real property under the laws of another jurisdiction at the time the application is made to the Board.

In accordance with Neb. Rev. Stat. § 76-2233(2), an applicant may qualify for a credential if, in the determination of the board:

1. The requirements for credentialing in the applicant's jurisdiction of practice specified in the Application for Nebraska Real Property Appraiser Credential through Reciprocity meet or exceed the minimum requirements of the Real Property Appraiser Qualification Criteria as adopted and promulgated by the Appraiser Qualifications Board of The Appraisal Foundation; and
2. The regulatory program of the applicant's jurisdiction of practice specified in the Application for Nebraska Real Property Appraiser Credential through Reciprocity is determined to be effective in accordance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 by the Appraisal Subcommittee of the Federal Financial Institutions Examination Council.

The credential status of an applicant under Neb. Rev. Stat. § 76-2233, including current standing and any disciplinary action imposed against his or her credentials, will be verified through the Appraiser Registry of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council.

STEPS TO RECIPROCAL CREDENTIALING

1. Be at least nineteen years of age.
2. Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Board's office with the application for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation (fingerprints taken by the Nebraska State Patrol may be retained by the Nebraska State Patrol). The Nebraska State Patrol will not process cards if the information at the top of the cards is not completed, the cards are not signed by both the individual being fingerprinted and the official taking the fingerprints, or the cards are more than one year old. A fingerprint-based national criminal history record check will be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board.
3. Complete application and submit to the Board's office for review, along with a passport type photo and the application fee in the appropriate amount as specified on the application.

If you are submitting documentation for the Board to consider at its next meeting, voluntarily or at the Board's request, please have this documentation to the Board's office by 5 p.m. on Friday, two weeks before the scheduled meeting (e.g., for the Thursday, September 18, 2025 meeting, please have documentation to the Board's office by 5 p.m. on Friday, September 4, 2025). The Board typically meets on the third Thursday of each month.

PROCESS FOLLOWING APPLICATION SUBMISSION

STAFF AND REAL PROPERTY APPRAISER APPLICANT REVIEW

1. Any application received at the Board's office considered to be incomplete will not be processed and may be returned to the applicant.
2. Board staff will process the application and review the general requirements for compliance with the Real Property Appraiser Act and Title 298.

3. If the Board's director finds that the applicant may not meet one or more of the requirements at any time, the application shall be placed before the Board for consideration.

BOARD REVIEW

1. If the director finds that the applicant may not meet the requirements of the Real Property Appraiser Act and Title 298, the application shall be placed before the Board for review.
2. If the Board finds that the applicant may not meet the requirements of the Real Property Appraiser Act and Title 298, the Board may request a written response to the Board's findings, provide opportunity to applicant to rectify the deficiencies, and/or invite an applicant to a meeting in person or by conference call to discuss deficiencies.
3. (a) The Board may deny an application at any time during the process if the applicant fails to meet the requirements in the Nebraska Real Property Appraiser Act and Title 298 that pertain to credentialing. Before submitting a new application, the applicant may be required by the Board to complete additional education; obtain additional real property appraisal practice experience; and/or not reapply for the same classification of credentialing for a specific amount of time to be determined by the Board.

(b) If the Board denies an application for any reason excluding the national criminal history record check, the applicant may file a new application, and if so, meet the requirements in place at the time a new application is submitted to the Board. If the fingerprint-based national criminal history record check results are the basis for denial, the applicant is entitled to a copy of his or her national criminal history record.

APPROVAL

1. The applicant is required to submit the credentialing fee and national registry fee (if applicable) as specified on the application within 30 days of notice from the Board that the exam results have been received and the application process is complete.
2. Upon receipt of the credentialing and national registry fees (if applicable), the applicant will be issued a credential and will be authorized to act as a real property appraiser in Nebraska.