NRPAB
Nebraska Real Property Appraiser Board
500 South 16th Street, Suite 202
PO Box 94963
Lincoln, NE 68509-4963
https://appraiser.ne.gov
402-471-9015

Respondent Credential # _____
New Grievance # _____
Date Received:

For Board Use Only

Nebraska Real Property Appraiser Board
Grievance Against an Appraiser Form

Your Information (Complainant)

Full Name:
Contact Address (Street, City, State, Zip Code):
Telephone Number:
Email Address:

Appraiser Information (Respondent)

Appraiser's Name:
Appraiser's Credential Number:
Business Name:
Business Address:
Business Telephone:
Physical Address of appraised property: **and/or** **Legal Description of appraised property:**

Grievance Information

Were you caused harm by the actions of the appraiser?	**Yes _____** **No _____**
Explain how you were wronged:	
What outcome/action are you seeking from the filing of this grievance?	

Have you contacted the Appraiser regarding your grievance? **Yes** _____ **No** _____

If yes, please complete the following:

Dates of contact	**Person(s) Contacted**

Results:

Have you contacted an attorney regarding this grievance? **Yes** _____ **No** _____

If yes, please complete the following:

Name of Attorney	**Business Telephone**

Results:

Is the Grievance involved in any filed or pending court actions? **Yes** _____ **No** _____

If yes, please complete the following:

Name of Court	**Address of Court**	**Case Number**

Details and type of action taken:

Documents Submitted

Please furnish copies of all documents pertaining to your grievance (appraisal reports, contracts, letters, etc.). Original documents will not be returned to you. Please log the information/documentation being included in this grievance in the table below.

Document	Number of Pages
☐ **Appraisal Report**	
☐	
☐	
☐	
☐	
☐	

Below, please provide complete details about your grievance. Be as factual and specific as possible in your description of the alleged violations. Please type or print legibly. Attach additional sheets if necessary.

Affidavit of Complainant

The foregoing statements are made for the purpose of filing a grievance with Nebraska Real Property Appraiser Board against a Nebraska credentialed appraiser. I hereby consent that these statements may be used as evidence by the Real Property Appraiser Board of the State of Nebraska, or in any court in Nebraska where a violation of the said Real Property Appraiser Act is claimed, and that the application, representations, and statements made herein to file this grievance may at any time be used as evidence.

I CERTIFY THAT THE STATEMENTS MADE IN THIS DOCUMENT AND ALL ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE NOT WRONGLY ADDRESSED ANY INFORMATION THAT MIGHT HAVE A BEARING ON THIS GRIEVANCE'S INVESTIGATION.

SIGN HERE _____

Signature of Complainant

DIRECTIONS

1. Attach all relevant information and documentation as required above.

2. The grievance form and supporting documentation may be submitted by mail to the address below, or by email to nrpab.compliance@nebraska.gov.
   Nebraska Real Property Appraiser Board
   500 S 16TH ST STE 202
   PO Box 94963
   Lincoln NE 68509-4963

3. The Nebraska Real Property Appraiser Board ("Board") administers and enforces the Real Property Appraiser Act ("Act") and may, upon its own motion and shall, upon the written grievance of any person, cause an investigation to be made with respect to an alleged violation of the Act by any credential holder or applicant for credentialing under the Act. The Board may revoke or suspend the credential or otherwise discipline a credential hold or deny an application for the acts or omissions set forth in §76-2238.

4. All complaints must be in writing and signed. The grievance shall set forth in clear and concise language the alleged violations of the Act, the Rules and Regulations (Title 298) of the Board, or the standards of professional appraisal practice or ethical rules evidenced by the Uniform Standards of Professional Appraisal Practice. No verbal or anonymous grievances will be received or investigated.

5. Upon the receipt of your properly completed and filed grievance form, you will receive notification by mail. A number will be assigned to the investigation which may be tracked in the Board's meeting minutes. A copy of the minutes will be found on the Board's website at https://appraiser.ne.gov. If required, the Board may contact you for additional information pertaining to this matter.

6. If the Board's investigation reveals that no violation of the Act occurred, then the grievance will be dismissed and all information will remain confidential. If the investigation reveals that a violation of the Act did occur, the Board's actions will be published on the website and any documentation considered to be public may be available upon written request to the Board's Director.

7. The Board will not enter into disputes over the valuation or evaluation of any property.

8. Please note that the Board cannot give legal advice.

9. The Board does not have the authority to award monetary damages.

10. Please direct questions or concerns to the Board's office – phone: 402-471-9015 or email: nrpab.compliance@nebraska.gov

Effective July 28, 2026