

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, March 17, 2022, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska

Swearing in of new Board Member Kevin Hermsen will take place prior to the start of the meeting at 8:45 a.m.

AGENDA

A. Opening 9:00 a.m.

B. Notice of Meeting (Adopt Agenda)

The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation that is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 10:30 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.

C. Credentialing as a Nebraska Real Property Appraiser 1-61

- 1. New Applicants for Licensed Residential Credential through Reciprocity
 - a. L22001R
- 2. New Applicants for Certified Residential Credential through Education, Experience, and Examination
 - a. CR22002
- 3. Pending Applications
 - a. CR22001
 - b. CG21030

D. Registration as an Appraisal Management Company

E. Consideration of Compliance Matters 1

- 1. Active Investigations
 - a. 21-05

F. Consideration of Other Executive Session Items 1

- 1. Personnel Matters

G. Welcome and Chair’s Remarks (Public Agenda 10:30 am)

H. Board Meeting Minutes

- 1. Approval of February 17, 2022 Meeting Minutes 1-15

I. Director’s Report

- 1. Real Property Appraiser and AMC Counts and Trends
 - a. Real Property Appraiser Report 1-4
 - b. Temporary Real Property Appraiser Report 5
 - c. Supervisory Real Property Appraiser Report 6
 - d. Appraisal Management Company Report 7
- 2. Director Approval of Applicants
 - a. Real Property Appraiser Report 8
 - b. Appraisal Management Company Report 9
 - c. Education Activity and Instructor(s) Report 10
- 3. 2021-22 NRPAB Goals and Objectives + SWOT Analysis 11-13

J. Financial Report and Considerations

- 1. February Financial Report
 - a. Budget Status Report 1-3
 - b. MTD General Ledger Detail Report 4-10
 - c. Financial Charts 11-13
- 2. Per Diems
- 3. Nebraska Secretary of State – Records Division Estimate for Document Scanning Services 14-15

K. General Public Comments

L. Consideration of Education/Instructor Requests

M. Unfinished Business

N. New Business

O. Legislative Report and Business

- 1. Current Legislation 1-11
- 2. Title 298
- 3. Other Legislative Matters

P. Administrative Business

- 1. Guidance Documents
- 2. Internal Procedural Documents
- 3. Forms, Applications, and Procedures

Q. Other Business

- 1. Board Meetings
- 2. Conferences/Education
- 3. Memos from the Board
- 4. Quarterly Newsletter
 - a. Winter 2022 Edition of The Nebraska Appraiser 1-10
- 5. Appraisal Subcommittee
 - a. ASC State Off-Site Assessment
 - i. ASC Letter Concerning SOA of Nebraska’s Appraiser Regulatory Program 11
 - ii. ASC Letter Concerning SOA of Nebraska’s AMC Regulatory Program 12
 - b. Memo from the ASC - Validating PAREA and Practicum Course Experience 13
 - c. Memo from the ASC - Federal Funds to Support Participation in PStAR Training 14
- 6. The Appraisal Foundation
 - a. TAF March Newsletter 15-16
 - b. TAF State Regulator Newsletter 17-18
 - c. Appraisal Standards Board Announces Comprehensive Review of Ethics Rule 19
 - d. Appraiser Standards Board USPAP Q&As
 - i. 2022-01: Affixing Another Appraiser’s Signature 20
 - ii. 2022-02: Using Rules of Thumb for Market Adjustments 21-22
- 7. Association of Appraiser Regulatory Officials
 - a. Maxine Waters Letter to Secretary Fudge Concerning Racial Inequities in America’s Home Valuation system 23-27
 - b. AARO Response to Maxine Waters Letter 28-29
- 8. In the News

R. Adjourn