

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD**  
**Thursday, July 20, 2023, 9:00 a.m.**  
**Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building**  
**301 Centennial Mall South, Lincoln, Nebraska**

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**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 9:30 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** ..... 1-34

1. New Applicants for Certified Residential Credential through Education, Experience, and Examination
  - a. CR23005
2. New Applicants for Certified General Credential through Education, Experience, and Examination
  - a. CG23009
  - b. CG23022
3. Pending Applications
  - a. CG23006
  - b. CR23004

**D. Registration as an Appraisal Management Company**

**E. Consideration of Compliance Matters** ..... 1

1. Active Investigations
  - a. 23-01

**F. Consideration of Other Executive Session Items** ..... 1-5

**G. Welcome and Chair’s Remarks (Public Agenda 9:30 am)**

**H. Board Meeting Minutes**

1. Approval of June 21, 2023 Strategic Planning Meeting Minutes ..... 1-30
2. Approval of June 22, 2023 Meeting Minutes ..... 31-43

**I. Director’s Report**

1. Real Property Appraiser and AMC Counts and Trends
  - a. Real Property Appraiser Report ..... 1-4
  - b. Real Property Appraiser Renewal Report ..... 5-6
  - c. Temporary Real Property Appraiser Report ..... 7
  - d. Supervisory Real Property Appraiser Report ..... 8
  - e. Appraisal Management Company Report ..... 9
2. Director Approval of Applicants
  - a. Real Property Appraiser Report ..... 10
  - b. Education Activity and Instructor(s) Report ..... 11-13

3. 2023-24 NRPAB Goals and Objectives + SWOT Analysis .....	14-15
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**J. Financial Report and Considerations**

1. June Financial Report	
a. Budget Status Report .....	1-3
b. MTD General Ledger Detail Report .....	4-10
c. Financial Charts .....	11-14
2. FY 2023-2024 Budget .....	15-21
3. Office Workstation Remodel .....	22-25
4. Per Diems	

**K. General Public Comments**

**L. Consideration of Education/Instructor Requests .....** 1-6

1. New Supervisory Real Property Appraiser and Trainee Courses	
a. Appraisal Institute "Supervisory Appraiser/Trainee Appraiser Course" (3231312.02)	
b. Appraisal Institute "Supervisory Appraiser/Trainee Appraiser Course" (3233340.02)	
c. Appraisal Institute "Supervisory Appraiser/Trainee Appraiser Course" (3232341.02)	

**M. Unfinished Business**

1. Open At-Large Licensed Real Estate Broker Position

**N. New Business**

- a. FBI Audit

**O. Legislative Report and Business**

1. Other Legislative Matters

**P. Administrative Business**

1. Guidance Documents	
2. Internal Procedural Documents	
a. 202001: Appraiser-AMC Funds Allocation Procedure .....	1
3. Forms, Applications, and Procedures	
a. AMC Document Updates	
i. AMC Information Change Form .....	2-5
ii. Application for Nebraska Appraisal Management Company Registration .....	6-14
iii. Application for Renewal of Nebraska Appraisal Management Company Registration .....	15-26
b. USPAP Compliance Review Report Summary Updates	
i. AARS Contactor USPAP Compliance Review Report Summary .....	27-28
ii. SME Services Contractor USPAP Compliance Review Report Summary .....	29-30

**Q. Other Business**

- 1. Board Meetings
  - a. Reschedule October 19, 2023 meeting to October 26, 2023
- 2. Conferences/Education
- 3. Memos from the Board
- 4. Quarterly Newsletter
- 5. Appraisal Subcommittee
  - a. ASC Quarterly Meeting: September 13, 2023 (Online)
  - b. ASC 2022 Annual Report ..... 1-108
  - c. ASC - Information Collection Request -  
Collection and Transmission of Annual AMC Registry Fees ..... 109
  - d. ASC Comments on Second Exposure Draft of Proposed Changes  
to the Real Property Appraiser Qualification Criteria ..... 110-111
  - e. ASC March 15, 2023 Meeting Minutes ..... 112-118
- 6. The Appraisal Foundation
  - a. TAF July Newsletter ..... 119-121
  - b. TAF Opens Applications for Board of Trustees ..... 122-123
  - c. Appraiser Qualifications Board Adopts New Edition  
of the Real Property Appraiser Qualification Criteria ..... 124-125
  - d. BOT Public Meeting: May 26-28, 2023 – Palm Springs, CA ..... 126-127
- 7. Association of Appraiser Regulatory Officials
- 8. In the News

**R. Adjourn**