

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, September 21, 2023, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska

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. New Applicants for Certified Residential Credential through Education, Experience, and Examination
 - a. CR23009.....1-8

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 1-88

1. 2023.10
2. 2023.12
3. 2023.13
4. Personnel Matters

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

H. Board Meeting Minutes

1. Approval of August 17, 2023 Meeting Minutes.....1-18

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.	Education Activity and Instructor(s) Report	9
3.	2023-24 NRPAB Goals and Objectives + SWOT Analysis	10-11
J.	Financial Report and Considerations	
1.	August Financial Report	
a.	Budget Status Report	1-3
b.	MTD General Ledger Detail Report	4-10
c.	Financial Charts	11-14
2.	Plantronics CS540 Wireless Headset for BPM	15-19
3.	Per Diems	
K.	General Public Comments	
L.	Consideration of Education/Instructor Requests	
M.	Unfinished Business	
1.	Open At-Large Licensed Real Estate Broker Position	
2.	Business Programs Manager Position Update	
N.	New Business	
1.	Open At-Large Representative of Financial Institutions Position	1
2.	Explore Addition of NRPAB Applicant Real Property Appraisal Practice Log Sample to Website	
O.	Legislative Report and Business	
1.	Nebraska Real Property Appraiser Act Update	
2.	Nebraska Appraisal Management Company Registration Act Update	
3.	Other Legislative Matters	
P.	Administrative Business	
1.	Guidance Documents	
2.	Internal Procedural Documents	
3.	Forms, Applications, and Procedures	
a.	Real Property Appraiser Document Updates	
i.	Application for Nebraska Real Property Appraiser Temporary Credential	1-7
ii.	Application for Renewal of Nebraska Real Property Appraiser Temporary Credential	8-9
b.	Appraisal Review Services Agreements – Employee Versions	
i.	Nebraska Real Property Appraiser Credentialing Applicant Appraiser Review Services Agreement (Employee)	10-17
ii.	Subject Matter Expert Services Agreement (Employee)	18-24
Q.	Other Business	
1.	Board Meetings	
2.	Conferences/Education	
3.	Memos from the Board	
4.	Quarterly Newsletter	
a.	Summer 2023 Edition of The Nebraska Appraiser	1-20

5. Appraisal Subcommittee	
a. ASC Public Hearing on Appraisal Bias: November 1, 2023	21
6. The Appraisal Foundation	
a. TAF September Newsletter	22-24
b. Appraiser Qualifications Board Q&As	
i. Practicum Course – Can I use my client workflow for the practicum course content	25
ii. Practicum Course – Can I use traditional client work and practicum to fill the experience requirement	25-26
iii. RPAQC Q&As_September 8, 2023	27-99
c. BOT Public Meeting: May 14-16, 2024 – Indianapolis, IN	100-101
7. Association of Appraiser Regulatory Officials	
a. AARO Quarterly Update – September 1, 2023	102-119
8. In the News	

R. Adjourn