

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD**  
**Thursday, November 21, 2024, 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)**
- C. 23-12: NRPAB vs. Nelsen (9:15 a.m.)** ..... 1-213

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 11:30 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 D, E, F, and G until executive session is completed.

- D. Credentialing as a Nebraska Real Property Appraiser** ..... 1-18
  - 1. New Applicants for Certified Residential Credential through Education, Experience, and Examination
    - a. CR24007
  - 2. Pending Applications
    - a. L23003
    - b. CG23036
    - c. CG24014
  - 3. Applicants for Renewal of Real Property Appraiser Credential
    - a. CR2017001R
- E. Registration as an Appraisal Management Company** ..... 1-4
  - 1. Applicants for Renewal of Appraisal Management Company Registration
    - a. NE2018007
- F. Compliance Matters** ..... 1-34
  - 1. Post-Board Action Matters
    - a. 23-01
    - b. 23-08
    - c. 23-12
- G. Other Executive Session Items** ..... 1-37
  - 1. General
    - a. 2024.16
    - b. 2024.18
  - 2. Review of Special Assistant Attorney General Proposals
  - 3. Personnel Matters

## **H. Welcome and Chair's Remarks (11:30 a.m.)**

## **I. Board Meeting Minutes**

1. Approval of October 17, 2024 Meeting Minutes ..... 1-10

## **J. Director's Report**

1. Real Property Appraiser and AMC Counts and Trends
  - a. Real Property Appraiser Report ..... 1-5
  - b. Temporary Real Property Appraiser Report ..... 6
  - c. Supervisory Real Property Appraiser Report ..... 7
  - d. Appraisal Management Company Report ..... 8
2. Director Approval of Applicants
  - a. Real Property Appraiser Report ..... 9
  - b. Appraisal Management Company Report ..... 10
  - c. Education Activity and Instructor(s) Report ..... 11
3. 2024-25 NRPAB Goals and Objectives + SWOT Analysis ..... 12-13

## **K. Financial Report and Considerations**

1. October Financial Report
  - a. Agency Budget Status Report ..... 1-3
  - b. Appraiser Program Budget Status Report ..... 4-6
  - c. AMC Program Budget Status Report ..... 7-9
  - d. MTD General Ledger Detail Report ..... 10-18
  - e. Financial Charts ..... 19-22
2. ASC Grant Report
3. Per Diems

## **L. General Public Comments**

## **M. Education**

## **N. Unfinished Business**

1. Board Member Commuting/Travel Status
2. Business Programs Manager Position
3. Open 3rd Congressional District Certified Real Property Appraiser Representative

## **O. New Business**

## **P. Legislative Report and Business**

1. Request for Comments and Received Responses for REQ00112\_September 24, 2024 and REQ00113\_September 24, 2024 ..... 1-10
2. Nebraska Real Property Appraiser Act Update
  - a. 2025 Update to Nebraska Real Property Appraiser Act Summary ..... 11
  - b. REQ00112\_September 24, 2024 ..... 12-14
3. Nebraska Appraisal Management Company Registration Act Update
  - a. 2025 Update to Nebraska AMC Registration Act Summary ..... 15
  - b. REQ00113\_September 24, 2024 ..... 16-20
4. Request for Preliminary Review of Title 298\_August 15, 2024 Draft and Received Responses ..... 21-32
5. Title 298 Update
  - a. Summary of Proposed Changes to Title 298\_August 15, 2024 Draft ..... 33-43
  - b. Title 298\_August 15, 2024 Draft ..... 44-151
6. Other Legislative Matters

**Q. Administrative Business**

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

**R. Other Business**

- 1. Board Meetings
  - a. Virtual Conferencing Format for December, January, and February Meetings
- 2. Conferences/Education
  - a. Kohtz Fall AARO Conference Report .....1-10
- 4. Memos from the Board
- 5. Quarterly Newsletter
  - a. Fall 2024 Edition of The Nebraska Appraiser ..... 11-20
- 6. Appraisal Subcommittee
- 7. The Appraisal Foundation
  - a. TAF November Newsletter ..... 21-27
- 8. Association of Appraiser Regulatory Officials
- 9. In the News

**S. Adjourn**

**Scheduled Appearances:**

- 1. Russell Nelsen – 9:15 a.m.