

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, November 20, 2025, 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)

C. Hearing on the Proposed Changes to Title 298 of the Nebraska Administrative Code 1-89

- 1. Opening
- 2. Board Member Comments
- 3. Acceptance of Written Comments Received
- 4. Testimony
 - a. Proponents
 - b. Opponents
 - c. Neutral
- 5. Board Member Post-Testimony Comments
- 6. Closing

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 9:45 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.

D. Credentialing as a Nebraska Real Property Appraiser 1-17

- 1. New Applicants for Certified General Credential through Education, Experience, and Examination
 - a. CG25011
- 2. Pending Applications
 - a. CG24002
 - b. CG24020
- 3. Applicants for Renewal of Real Property Appraiser Credential
 - a. CR2017003R

E. Registration as an Appraisal Management Company

F. Compliance Matters 1

- 1. Active Investigations
 - a. 25-09

G. Other Executive Session Items

1. Personnel

H. Welcome and Chair's Remarks (Public Agenda 9:45 a.m.)

I. Board Meeting Minutes

1. Approval of October 23, 2025 Meeting Minutes..... 1-15

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. Education Activity and Instructor(s) Report..... 10-12
3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis..... 13-14

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..... 10-16
 - e. Financial Charts 17-20
2. ASC SARAS Grant Report
 - a. Budget Status Report..... 21
 - b. MTD General Ledger Detail Report..... 22
3. Per Diems

L. General Public Comments

M. Education

N. Unfinished Business

1. 500 South 16th Street DOL Building Relocation
2. Explore SARAS Grant to Increase Number of Nebraska Resident Real Property Appraisers
3. Open 1st Congressional District Certified Real Property Appraiser Representative Position

O. New Business

1. NRPAB Database Application Review Interfaces Data Loss..... 1

P. Legislative Report and Business

1. Proposed changes to Title 298 of the Administrative Code..... 1-81
2. LR355 - Banking, Commerce and Insurance Committee OBRA Review of the NRPAB
3. Other Legislative Matters

Q. Administrative Business

1. Guidance Documents
2. Internal Procedural Documents
3. Forms, Applications, and Procedures
 - a. Real Property Appraiser Applications
 - i. Application for Nebraska Certified General Real Property Appraiser Credential 1-10
 - ii. Application for Nebraska Certified Residential Real Property Appraiser Credential 11-20
 - iii. Application for Nebraska Licensed Residential Real Property Appraiser Credential 21-29
 - iv. Application for Nebraska Trainee Real Property Appraiser Credential 30-37
 - b. Real Property Appraisal Practice Experience Log Documents
 - i. NRPAB Applicant Real Property Appraisal Practice Experience Log Cover Sheet 38-41
 - ii. NRPAB Applicant Real Property Appraisal Practice Experience Log 42

R. Other Business

1. Board Meetings
 - a. Virtual Conferencing Format for December, January, and February Meetings
2. Conferences/Education
3. Memos from the Board
4. Quarterly Newsletter
 - a. Fall 2025 Edition of The Nebraska Appraiser 1-11
5. Appraisal Subcommittee
6. The Appraisal Foundation
 - a. Exposure Draft - Proposed Interpretation and the Retirement of Guide Note 4_October 30, 2025 12-24
 - b. Rural Appraiser Practicum Model 25-89
 - c. TAF November Newsletter 90-95
 - d. Upcoming Meetings
 - i. ASB Public Meeting: February 19, 2026 – Virtual
 - ii. AQB Public Meeting: March 19, 2026 – Virtual
 - iii. ASB Public Meeting: September 10, 2026 – Virtual
 - iv. AQB Public Meeting: November 19, 2026 – Virtual
7. Association of Appraiser Regulatory Officials
8. Government-Sponsored Enterprises
 - a. Freddie Mac
 - i. GSE Appraiser Capacity_October 2025 96-98
9. In the News

S. Adjourn