

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, February 19, 2026, 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

D. Registration as an Appraisal Management Company	1-7
1. New Applicants for Appraisal Management Company Registration	
a. NE2025006	
2. Applicants for Renewal of Appraisal Management Company Registration	
a. NE2013005	

E. Compliance Matters	1
1. Active Investigations	
a. 25-09	

F. Other Executive Session Items	
1. General.....	1
a. 2026.04	
2. Personnel	

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

H. Board Meeting Minutes	
1. Approval of January 15, 2025 Meeting Minutes.....	1-16

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	9-10
3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis	11-12

J. Financial Report and Considerations

1. January 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. 2025-27 Mid-Biennium Budget Adjustment - Appropriations Committee Preliminary Determination ...	21
3. ASC SARAS Grant Report	
a. Budget Status Report	22
b. MTD General Ledger Detail Report	23
4. Per Diems	

K. General Public Comments

L. Education

M. Unfinished Business

1. 500 South 16th Street DOL Building Relocation	
2. Explore SARAS Grant to Increase Number of Nebraska Resident Real Property Appraisers	
a. Narrative for The Good Life in Real Property Appraising Initiative	1-23
b. ASC Response to Request for Preliminary Review	24-25

N. New Business

1. Online Application for Nebraska Real Property Appraiser Credential through Reciprocity and NRPAB Database Review Interface Demonstration

O. Legislative Report and Business

1. 109th Legislature (2nd Regular Session) Bills of NRPAB Interest	1-12
2. Proposed changes to Title 298 of the Administrative Code	
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 2026 Edition of The Nebraska Appraiser 1-8
- 5. Appraisal Subcommittee
 - a. ASC September 16, 2025 Meeting Minutes 9-19
- 6. The Appraisal Foundation
 - a. The Appraisal Foundation Opens Call for Board of Trustees Members 20-21
 - b. TAF February Newsletter 22-25
- 7. Association of Appraiser Regulatory Officials
- 8. Government-Sponsored Enterprises
 - a. Fannie Mae
 - b. Freddie Mac
 - i. GSE Appraiser Capacity_January 2026 26-28
 - ii. Property Taxes in a Freddie Mac Appraisal_February 2, 2026 29-31
- 9. In the News

R. Adjourn