PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, May 15, 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)

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 11:15 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 1-7
1. Pending Applications
   a. CR24007
   b. CG24020
2. Post-Board Action Matters
   a. CG23036

D. Registration as an Appraisal Management Company

E. Compliance Matters 1-5
1. New Grievances
   a. 25-05
2. Active Investigations
   a. 25-03
   b. 25-04
3. Post-Board Action Matters
   a. 23-01

F. Other Executive Session Items 1-15
1. General
   a. 2025.06
   b. 2025.07
   c. 2025.08
2. Personnel

G. Welcome and Chair's Remarks (Public Agenda 11:15 a.m.)

H. Board Meeting Minutes
1. Approval of April 17, 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. Appraisal Management company Report 9
   c. Education Activity and Instructor(s) Report 10
3. 2024-25 NRPAB Goals and Objectives + SWOT Analysis 11-12

J. Financial Report and Considerations
1. April 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 10-14
   e. Financial Charts 15-18
2. March MTD General Ledger Detail Report
   Duplicate "Correctional Services, Departm" Entry Update 19
3. FY2025-26 Fee Schedule 20-22
4. FY2025-26 NRPAB LinkedIn Learning Memorandum of Agreement 23-24
5. Applicant Appraisal Review Services Contract #107851 Amendment 25-32
6. Estimate for OESI Interface and Search Function 33-38
7. 2025-2027 Biennial Budget Update
   a. LB261 – AM832 39
   b. LB263 – AM835 40
8. ASC SARAS Grant Report
   a. Budget Status Report 41
   b. MTD General Ledger Detail Report 42
   c. SARAS Federal Grant Continuation Request Submission 43-62
9. Per Diems

K. General Public Comments

L. Education 1-3
1. Rescission of Approval of Education Activities
   a. 2201442.01: ASFMRA – "Cost Approach Applications"

M. Unfinished Business

N. New Business
1. Online Nebraska Real Property Appraiser Temporary Credential
   and NRPAB Application Review Interface Demonstration

O. Legislative Report and Business
1. 109th Legislature (1st Regular Session) Bills of NRPAB Interest 1-9
2. Adopted 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
   a. NRPAB Services Agreement Amendment Request Form_Draft May 1, 2025 1-2
   b. Real Property Appraiser Updates
      i. 2026-27 Application for Two-Year Renewal of Nebraska Trainee Real Property Appraiser Credential 3-8
      ii. 2026-27 Application for Renewal of Nebraska Real Property Appraiser Credential 9-18
      iii. 2026-27 Real Property Appraiser Credential Renewal Application Procedures 19-26
      iv. Application for Nebraska Real Property Appraiser Credential Through Reciprocity 27-35
   c. Appraisal Management Company Updates
      i. Application for Nebraska Appraisal Management Company Registration 36-46
      ii. Application for Renewal of Nebraska Appraisal Management Company Registration 47-57
      iii. Nebraska Appraisal Management Company Information Change Form 58-62
   d. Education Provider Updates
      i. Application for Approval as a Qualifying Education Activity in Nebraska 63-68
      ii. Application for Approval as a Continuing Education Activity in Nebraska 69-74
      iii. Application for Renewal as a Continuing Education Activity in Nebraska 75-80
      iv. Application for Approval as a Supervisory Real Property Appraiser and Trainee Course in Nebraska 81-83
      v. Supplemental Instructor Information for an Education Activity in Nebraska 84-85

Q. Other Business

1. Board Meetings
   a. 2025 Strategic Planning Meeting
2. Conferences/Education
   a. Kohtz Spring AARO Conference Report
3. Memos from the Board
4. Quarterly Newsletter
5. Appraisal Subcommittee
   a. ASC Quarterly Meeting: June 11, 2025 (Online)
6. The Appraisal Foundation
   a. TAF May Newsletter 1-5
   b. TAF Announcement of the State Harmonization Task Force_April 15, 2025 6-7
7. Association of Appraiser Regulatory Officials
8. Government-Sponsored Enterprises
   a. Fannie Mae
   b. Freddie Mac
      i. Freddie Mac Multifamily Seller/Servicer Guide_April 22, 2025 8-10
9. In the News

R. Adjourn