PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, October 17, 2024, 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 10:45 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.

C. Credentialing as a Nebraska Real Property Appraiser 1-18

1. New Applicants for Certified General Credential through Education, Experience, and Examination
   a. CG24014
2. Pending Applications
   a. CR23013
3. Applicants for Renewal of Real Property Appraiser Credential
   a. CR950126

D. Registration as an Appraisal Management Company

E. Compliance Matters 1-3

1. Pending Grievances
   a. 24-08
2. Active Investigations
   a. 23-08
3. Post-Board Action Matters
   a. 23-12

F. Other Executive Session Items 1-24

1. 2024.16
2. 2024.17
3. Personnel Matters

G. Welcome and Chair's Remarks *(Public Agenda 10:45 a.m.)*

H. Board Meeting Minutes

1. Approval of September 19, 2024 Meeting Minutes 1-15

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 Applicants 8
   b. Education Activity and Instructor(s) Report 9
3. 2024-25 NRPAB Goals and Objectives + SWOT Analysis 10-11

J. Financial Report and Considerations

1. September 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 Grant Report
3. Per Diems

K. General Public Comments

L. Education

M. Unfinished Business

1. Board Member Commuting/Travel Status
2. Special Assistant Attorney General Request for Proposals
3. Open 3rd Congressional District Certified Real Property Appraiser Representative

N. New Business

1. Business Programs Manager Position

O. Legislative Report and Business

1. Nebraska Real Property Appraiser Act Update
   a. 2025 Update to Nebraska Real Property Appraiser Act Summary 1
   b. REQ00112_September 24, 2024 2-4
2. Nebraska Appraisal Management Company Registration Act Update
   a. 2025 Update to Nebraska AMC Registration Act Summary 5
   b. REQ00113_September 24, 2024 6-10
3. Title 298 Update
4. 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
5. Appraisal Subcommittee
   a. ASC Quarterly Meeting: November 20, 2024 (Online)
   b. ASC June 12, 2024 Meeting Minutes 1-7
6. The Appraisal Foundation
   a. TAF Press Release - The Appraisal Foundation Blazes Trail for Next Generation of Appraisers, Funds Pathways to Success Scholarship for Appraiser Diversity Initiative 8-10
   b. TAF October Newsletter 11-14
7. Association of Appraiser Regulatory Officials
8. In the News

R. Adjourn

NEBRASKA REAL PROPERTY APPRAISER BOARD
NRPAB OFFICE MEETING ROOM, FIRST FLOOR
NEBRASKA STATE OFFICE BUILDING
301 CENTENNIAL MALL SOUTH, LINCOLN, NE

September 19, 2024 Meeting Minutes

A. OPENING

Chairperson Downing called to order the September 19, 2024 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m. in the Nebraska Real Property Appraiser Board meeting room located on the first floor of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

B. NOTICE OF MEETING

Chairperson Downing announced the notice of the meeting was duly given, posted, published, and tendered in compliance with the Open Meetings Act, and all board members received notice simultaneously by email. Publication of official notice of the meeting appeared on the State of Nebraska Public Calendar found at www.nebraska.gov on September 11, 2024. The agenda was kept current in the Nebraska Real Property Appraiser Board office and on the Board's website. In accordance with the Open Meetings Act, at least one copy of all reproducible written material for this meeting, either in paper or electronic form, was available for examination and copying by members of the public. The material in paper form was available on the table in a public folder, and the material in electronic form was available on the Board's website in Public Meeting Material (https://appraiser.ne.gov/board_meetings/). A copy of the Open Meetings Act was available for the duration of the meeting. For the record Bonnie Downing of Dunning, Nebraska, Kevin Hermsen of Gretna, Nebraska, Rodney Johnson of Norfolk, Nebraska, and Derek Minshull of North Platte, Nebraska were present. Cody Gerdes of Lincoln, Nebraska was absent and excused. Also present were Director Tyler Kohtz, Business Programs Manager Karen Loll, Licensing Programs Manager Allison Nespor, and Education Program Manager Kashinda Sims, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

Chairperson Downing reminded those present for the meeting that the agenda cannot be altered twenty-four hours prior to the meeting except for emergency items according to the Open Meetings Act. Board Member Hermsen moved to adopt the agenda as printed. Board Member Johnson seconded the motion. With no further discussion, the motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

Board Member Hermsen moved that the Board go into executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Minshull seconded the motion. The time on the meeting clock was 9:03 a.m. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

Board Member Johnson moved to come out of executive session at 9:59 a.m. Board Member Minshull seconded the motion. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

Break from 9:59 a.m. to 10:15 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Downing welcomed all to the September 19, 2024 meeting of the Nebraska Real Property Appraiser Board. Chairperson Downing thanked LPM Nespor for her invaluable years of service with the Board and congratulated BPM Loll on her upcoming promotion. Board Member Hermsen agreed with the Chairperson. Chairperson Downing then recognized Roger Morrissey as the only member of the public in attendance.

H. BOARD MEETING MINUTES

1. APPROVAL OF AUGUST 15, 2024 MEETING MINUTES

Chairperson Downing asked for any additions or corrections to the August 15, 2024 regular meeting minutes. With no discussion, Board Member Downing called for a motion. Board Member Minshull moved to approve the August 15, 2024 meeting minutes as presented. Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no discussion, Chairperson Downing called for a vote. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

I. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented seven charts outlining the number of real property appraisers as of September 19, 2024 to the Board for review. The Director reported that trends were stable and indicated that he had no specific comments. Director Kohtz asked for any questions or comments. There was no further discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of August 31, 2024 to the Board for review. The Director reported that trends were stable and indicated that he had no specific comments. There was no further discussion.

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of supervisory real property appraisers as of September 19, 2024 to the Board for review. The Director reported that trends were stable and indicated that he had no specific comments. Director Kohtz asked for any questions or comments. There was no further discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of September 19, 2024 to the Board for review. The Director reported that the slow decline trend for AMCs is continuing. Chairperson Downing asked if there were any identified factors that contributed to the slow decline. Director Kohtz responded that there has not been any additional consolidation that he is aware of, so the cause is likely market attrition. LPM Nespor reported one of the losses was due to an AMC being acquired by another AMC, and the other was loss was a non-renewal of a registration. LPM Nespor then offered some contrasting news and reported that an application for a new AMC registration is in progress. Chairperson Downing thanked staff for the update. There was no further discussion.

2. DIRECTOR APPROVAL OF APPLICANTS

a. Real Property Appraiser Report

Director Kohtz presented the Real Property Appraiser Report to the Board for review showing real property appraiser applicants approved for credentialing by the Director, and the real property appraiser applicants approved to sit for exam by the Director, for the period between August 7, 2024 and September 10, 2024. The Director asked for any questions or comments. There was no further discussion.

b. Education Activity and Instructors Report

Director Kohtz presented the Education Activities and Instructors Report to the Board for review showing education activities and instructors approved by the Director for the period between August 7, 2024 and September 10, 2024. The Director remarked that staff had been rather busy with education review this month and asked for any questions or comments. There was no further discussion.

3. 2024-25 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS

Director Kohtz presented the 2024-25 NRPAB Goals and Objectives and SWOT Analysis to the Board for review and provided a status update. The Director brought attention to the goal to work with the Banking, Commerce, and Insurance Legislative Committee's Legal Counsel to draft a bill for introduction to add language to the Real Property Appraiser Act and the Appraisal Management Company Registration Act allowing the use of a conditional dismissal in lieu of disciplinary action under the Laws, Rules, and Guidance Documents section and reported that the requisition drafts are still being prepared. The Director informed the Board that the committee legal counsel indicated that progress was slowed due to the special session and that the drafts will be completed soon.

The Director then moved to the next goal under Laws, Rules, and Guidance Documents to adopt Title 298 changes to harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act in 2024, address the Board's PAVE Dashboard regulations review, add fee schedule, and incorporate changes made to the Real Property Appraiser Qualification Criteria Effective January 1, 2026 and CAP Guidelines effective September 17, 2023 and reported that the Board-approved draft was sent to the AGO, GPRO, and the ASC for preliminary review. Responses have been received from the AGO and ASC. According to the Director, the ASC made some non-substantive recommendations and the AGO indicated that the language is legally sound and the Board has the proper authority for the proposed rules. Once the response from the GPRO is received, the responses will be placed before the Board for discussion.

Director Kohtz then guided the Board to the goal to obtain a second special assistant attorney general for compliance matters under Compliance and indicated that five requests for proposal for appointment as a Special Assistant Attorney General for the NRPAB have been sent. There has been one response received to date.

The Director moved to Administration and informed the Board that the goal to explore use of Federal grant money for development of online temporary real property appraiser credential application and NRPAB Database interface has been completed. The Grant application was submitted to the ASC on September 3, 2024. BPM Loll stated that September 20, 2024 is the selection date; however, the award date is October 15, 2024. Chairperson Downing asked if Staff would know before the next board meeting. BPM Loll confirmed that the office should be notified prior to the October meeting. Board Member Minshull thanked BPM Loll for the update.

Finally, Director Kohtz brought attention to the goal under Financials to complete the 2025-27 Biennial Budget Request addressing agency issues discussed at strategic planning and informed the Board that the biennial budget request was approved by the Board at its regular meeting on August 15, 2024 and submitted on August 16, 2024.

J. FINANCIAL REPORT AND CONSIDERATIONS

1. APPROVAL OF AUGUST RECEIPTS AND EXPENDITURES

The receipts and expenditures for August were presented to the Board for review in the agency Budget Status Report. Director Kohtz brought attention to the Postage Expense of $582.18 and reported that this expenditure is unusually high due to the mailing of the real property appraiser renewal notice postcards, which totaled roughly $300.00. The Director then guided the Board to the Data Processing Expense of $221.76 and informed the Board that this expenditure is low due to a discrepancy in July CIO IMS. The issue has been resolved and the July bill will be included on the September Budget Status Report. Next, Director Kohtz moved to the Non-Capitalized Equipment Purchase expense of $1,800.00 and noted that this expenditure for conference room tables utilized encumbered funds from the previous fiscal year. The Director then turned the Board’s attention to the Purchasing Assessment expenditure of $39.00 and informed the Board that this expense is an annual assessment for services provided by DAS Materiel Division for purchasing and procurement.

(Continued on page 5)

(Continued from page 4)
The Director also informed the Board that the Educational Services expense of $51.00 is the amount changed to the Board for the LinkedIn Learning subscription. Director Kohtz then reported that the overall expenditures for the month of August totaled $33,936.33, and the year-to-date expenditures for the fiscal year are $64,396.24, which amounts to 12.46 percent of the budgeted expenditures for the fiscal year; 16.99 percent of the fiscal year has passed.

The Director then turned the Board's attention to revenues and stated that revenues are right on pace with projected revenues for the fiscal year. Director Kohtz reported that the overall revenues for the month of August were $16,385.86, and that the year-to-date revenues for the fiscal year are $47,332.42, which amounts to 12.59 percent of the projected revenues for the fiscal year. The Director reiterated that 16.99 percent of the fiscal year has passed.

Director Kohtz then moved to the Budget Status Report for the Appraiser Fund and the AMC Fund. The Director reported that the Real Property Appraiser Fund expenditures for the month of August totaled $22,415.34, and the year-to-date expenditures for the fiscal year are $42,139.68, which amounts to 12.03 percent of the budgeted expenditures for the fiscal year. The Real Property Appraiser Fund revenues were $12,522.64, and the year-to-date revenues for the fiscal year are $32,491.27, which amounts to 12.41 percent of projected revenues for the fiscal year. Director Kohtz then reported the AMC Fund expenditures for the month of August were $11,520.99, and the year-to-date expenditures for the fiscal year are $22,256.56, which amounts to 13.39 percent of budgeted expenditures for the fiscal year. The AMC Fund revenues were $3,863.22, and the year-to-date revenues for the fiscal year are $14,841.15, which amounts to 13.00 percent of the projected revenues for the fiscal year.

Director Kohtz then guided the Board to the MTD General Ledger Detail report for the month of August and brought the Board's attention to Batch #7571877 with the Payee/Explanation, "Correct May Postage JE to J9" found on page J.12 and reminded the Board of the encumbrance issue that he brought attention to last month where an expenditure from the previous fiscal year is paid in the current fiscal year, but not yet encumbered, causing a negative expenditure when the expenditure is split between the two funds. The Director reported that this issue has been corrected. The Director then moved to Batch #7563227 with the Payee/Explanation, "Correctional Services, Departm" found on page J.13 and reported that these entries are for the conference room table purchase. LPM Nespor asked if the $640.50 amount with the Payee/Explanation "NRPAB CSI 6 Tables" is the revenue for sale of the old tables. Director Kohtz responded that this entry is for the split between the Appraiser Fund and the AMC Fund pertaining to the purchase of the new tables; the receipts for sale of the old tables have not yet been received. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz presented four graphs showing expenses, revenues, and cash balances. The Director noted expenditures of $33,936.33 and revenues of $16,385.86 for the month of August for the Real Property Appraiser program, which includes both the Appraiser Fund and the AMC Fund. The Director once again reported that the Real Property Appraiser Fund expenditures totaled $22,415.34, the Real Property Appraiser Fund revenues totaled $12,522.64, the AMC Fund expenditures totaled $11,520.99, and the AMC Fund revenues totaled $3,863.22. Director Kohtz remarked that the cash balance for the AMC Fund is $312,303.10, the Appraiser Fund is $381,181.70, and the overall cash balance for both funds is $693,484.80. The Director asked for any questions or comments. There was no further discussion.

Board Member Minshull moved to accept and file the August financial reports for audit. Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no discussion, Chairperson Downing called for a vote. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

2. ASC GRANT REPORT

BPM Loll presented an update to the Board regarding the ASC Grant Application. BPM Loll stated that the office initially submitted the application informally to obtain feedback from the ASC. The ASC asked for additional information concerning the background information on the projects included and more information on contractual work as assigned in the application. BPM Loll provided a summary of the statistics that were submitted in response to the request. Seventy-six percent of all real property appraiser and sixty-three percent of all AMC registration renewal applications are received online. Office staff is asked almost daily for options to submit temporary real property appraiser applications and education activity applications online, and for a credit card payment option. BPM Loll then provided a brief summary regarding the additional information provided concerning the Director's AARO Conference attendance. Director Kohtz brought attention to BPM Loll's work on the application and reminded the Board that this process began from scratch, so much of the learning was on the fly. Staff has built a strong foundation to go through this process in the future. Board Member Minshull expressed his gratitude for the ASC's willingness to engage in the application process as more competitive grants may just discredit an application based on minute errors and move on. Chairperson Downing thanked staff for their hard work. BPM Loll informed the Board that the selection date is set for September 20, 2024 and the award date is October 15, 2024. There was no further discussion.

3. FY 2024-2025 BUDGET ADJUSTMENTS

a. Labor for Electrical Connection Installation on Meeting Room Tables

Director Kohtz presented an Agenda Item Summary to the Board requesting approval for funding to be transferred from Other Operating Expenses to Rep & Maint – Office Equip for labor to install electrical connections on the meeting room tables. The Director reported that at its November 16, 2023 meeting, the Board approved funding in the amount of $1,830.00 to be transferred from Other Operating Expenses, 559100, to Non-Capitalized Equip PU, 532100.

(Continued on page 7)

(Continued from page 6)

Board Member Gerdes recommended that it would be reasonable to include an additional amount to add customized electrical connections to the tables. An additional $300.00 was approved to be moved from Other Operating Expenses to Non-Capitalized Equip PU. The electrical connections were purchased through Amazon under the Board's office supplies purchasing authority, so no funds are required to be transferred for the purchase. The electrical connections were installed by DAS Buildings Division for $136.00. The Director requested approval for the funding in the amount of $136.00 to be transferred from Other Operating Expenses, 559100, to Rep & Maint – Office Equip, 527100, instead of Non-Capitalized Equipment, 532100, as previously approved by the Board. Board Member Johnson moved to approve the funding in the amount of $136.00 to be transferred from Other Operating Expenses, 559100, to Rep & Maint – Office Equip, 527100. Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

b. Temporary Administrative Specialist Classified Employee

Director Kohtz presented an Agenda Item Summary to the Board requesting approval for funding in the amount of $6,200.00 to be transferred from Other Operating Expenses, 559100, to SOS Temp Serv – Personnel, 542100, for an SOS temporary Accountant 1 classified employee. Board Member Minshull moved to approve funding in the amount of $6,200.00 to be transferred from Other Operating Expenses, 559100, to SOS Temp Serv – Personnel, 542100, for an SOS temporary Accountant 1 classified employee. Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

4. 2024 AARO MEMBERSHIP DUES

Director Kohtz presented an invoice from AARO for 2025 membership to the Board for consideration. The Director informed the Board that the AARO membership invoice has historically been presented to the Board for approval each year but added that this is not typical for how the agency pays invoices. AARO membership is discussed at strategic planning each year and the Board includes funding specifically for payment of the AARO membership cost in its budget. Director Kohtz asked the Board if wished to continue approving the invoice for AARO membership each year. Chairperson Downing expressed no concerns with the invoice being paid without the Board's approval. Board Member Minshull asked if this expenditure would need to be itemized for the purpose of the ASC Grant application. BPM Loll responded no. Board Member Minshull stated, in his mind, it has already been approved in the budget for the Director to use. The Director agreed and informed the Board that if there were an issue with membership or if there were a concern with the costs, the invoice would still be presented to the Board for consideration. Board Member Hermsen moved to approve payment of 2025 AARO membership dues in the amount of $600.00 authorize Director to pay future AARO membership invoices within already approved and existing spending authority.

(Continued on page 8)

(Continued from page 7)

Board Member Johnson seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

5. PER DIEMS

Director Kohtz informed the Board that he had no per diem requests for this meeting and asked if any board members had a request for the Board to consider. There was no further discussion.

K. GENERAL PUBLIC COMMENTS

Chairperson Downing asked for any public comments. Roger Morrissey appeared before the Board and requested clarity on the requirements for real property appraisal practice experience credit to be awarded to a trainee real property appraiser credential who engages in real property appraisal practice in another jurisdiction. Morrissey indicated that it is his understanding that the real property appraisal practice experience requirements for the trainee real property appraiser are meant to provide experience in real property appraisal practice and display competence in, and knowledge of, the Uniform Standards of Professional Appraisal Practice. Morrissey went on to say that USPAP competency is the same in every state, so why would credit not be awarded to a trainee real property appraiser. Director Kohtz explained that real property appraisal practice experience obtained in another jurisdiction is required to be legally obtained, which means that any experience accepted by the Board must meet the requirements for acceptance of experience in the jurisdiction in which the real property appraisal practice experience was obtained. LPM Nespor indicated that a Nebraska credential does not authorize a trainee real property appraiser to engage in real property appraisal practice in another jurisdiction, so the Board has no jurisdiction over practice in another jurisdiction; therefore, it must rely on that jurisdiction to ensure that the experience is acceptable. Morrissey brought attention to credentials issued by reciprocity and inquired about the difference between this matter and a person credentialed in one state receiving a credential in another state by reciprocity. Morrissey mentioned that he has a driver's license that allows him to drive in other states. Director Kohtz responded that this discussion pertains to professional licensing, not driving a vehicle. Accountants, engineers, architects, or any other licensed professional must be aware of the differences in laws from state to state. The free movement of real property appraisers is written into law at the federal level, so all states must allow real property appraisers to enter their state by reciprocity or temporary credential. The requirements for acceptance of real property appraisal practice experience is left up to each state. The Director recommended that any time a supervisory real property appraiser and trainee real property appraiser intend for the trainee real property appraiser to obtain real property appraisal practice experience in another jurisdiction, that jurisdiction should be contacted to inquire about the requirements for experience to be accepted in that jurisdiction. Morrissey thanked the Board for providing information and expressed dissatifaction with the requirement that a trainee real property appraiser is not freely given credit for any USPAP-compliant experience claimed in another jurisdiction. There was no further discussion.

L. EDUCATION

1. Application for Approval as Continuing Education

a. 2243485.85: Aloft, Inc – "Mastering Market Based Adjustments"

EPM Sims presented an Agenda Item Summary to the Board concerning the Aloft, Inc. Application for Approval as a Continuing Education Activity in Nebraska for the activity titled, "Mastering Market Based Adjustments" received on July 23, 2024. EPM Sims indicated that Andraya LaFredo is listed as one of five instructors for the activity. LaFredo's qualification as an instructor is listed by the education provider as holding a bachelor's degree in any field and having at least three years of experience directly related to the subject matter to be taught. The Appraisal Subcommittee's Appraiser Registry Report shows that LaFredo holds a credential in the state of Washington, effective on June 13, 2023; no other credentials are listed. EPM Sims indicated that supporting documentation was requested from LaFredo evidencing three years of experience. LaFredo's resume was received on September 3, 2024, evidencing experience as a certified residential appraiser between July 13, 2023 and the submission date of the application, experience as a trainee appraiser between March 2021 and the date of credentialing as a certified residential real property appraiser, and experience as a licensed real estate agent between September 2018 and the Application submission date. EPM Sims asked if the experience presented meets the requirements of an instructor under 298 NAC Chapter 6, § 005.01A. The Board held a discussion regarding what is qualified experience. The Board agreed that LaFredo's experience as a real estate agent is not applicable to the requirement in Title 298 as the audience for the education activity is real property appraisers; therefore, the experience should be in real property appraisal practice. Board Member Hermsen moved to approve the Application for Approval as a Continuing Education Activity in Nebraska for the Aloft, Inc. activity titled, "Mastering Market Based Adjustments" (2243485.85) with requested instructors Heather Sullivan, Hansel Dobbs, Pam Teel, and Josh Walitt. Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and called for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

2. Rescission of Approval of Education Activities

EPM Sims presented an Agenda Item Summary to the Board indicating that the Appraisal Institute is requesting that approval of the qualifying education activities, "2020-2021 15-hour Equivalent USPAP Course", approved on February 20, 2020 for fifteen hours of asynchronous qualifying education (Activity #1202101.02), and "2020-2021 15-Hour National USPAP Course" approved on November 21, 2019 for fifteen hours of classroom qualifying education (Activity #1201101.02) be rescinded. In addition, the Appraisal Institute is requesting that approval of the continuing education activities, "Cool Tools: New Technology for Real Estate Appraisers", approved on August 7, 2017 through August 7, 2027 for 7 hours of asynchronous continuing education (Activity #2122403.02), "Online Appraising Convenience Stores", approved on February 18, 2021 through February 18, 2026 for 7 hours of asynchronous continuing education (Activity #2212401.02), "Online Measure it Right! -

(Continued on page 10)

(Continued from page 9)

Using the ANSI-Z765-2013 Standard for Residential Properties", approved on May 26, 2020 through May 26, 2025 for 4 hours of asynchronous continuing education (Activity #2202430.02), and "Online Valuation Resources for Solar Photovoltaic Systems", approved on February 21, 2019 through February 21, 2029 for 3 hours of asynchronous continuing education (Activity #2192407.02) be rescinded. Board Member Hermsen moved to rescind approval of the Appraisal Institute education activities "2020-2021 15-hour Equivalent USPAP Course" (1202101.02), "2020-2021 15-Hour National USPAP Course" (1201101.02), "Cool Tools: New Technology for Real Estate Appraisers" (2122403.02), "Online Appraising Convenience Stores" (2212401.02), "Online Measure it Right! - Using the ANSI-Z765-2013 Standard for Residential Properties" (#2202430.02), and "Online Valuation Resources for Solar Photovoltaic Systems" (2192407.02). Board Member Johnson seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

LPM Nespor declared that the activity, "Cool Tools: New Technology for Real Estate Appraisers" has been very popular with Nebraska real property appraisers and many would be sad to see it go. EPM Sims responded that there have been other approved education activities with similar content; however, she would pass this information along to the education provider. There was no further discussion.

M. UNFINISHED BUSINESS:

1. BOARD MEMBER COMMUTING/TRAVEL STATUS

Director Kohtz reported that there was no update for this agenda item and informed board members that expense reimbursement requests should continue to be submitted until notified otherwise.

2. SECOND SPECIAL ASSISTANT ATTORNEY GENERAL REQUEST FOR PROPOSALS

Director Kohtz reported that there were five Requests for Proposal for Appointment as Special Assistant Attorney General sent and one response has been received, to date. There was no further discussion.

N. NEW BUSINESS:

1. OPEN 3RD CONGRESSIONAL DISTRICT CERTIFIED REAL PROPERTY APPRAISER REPRESENTATIVE

Director Kohtz presented a draft Memo from the Board titled, "State of Nebraska Accepting Applications for Open 3rd Congressional District Certified Real Property Appraiser Member on NRPAB" to the Board for consideration. The Director reported that Chairperson Downing's term will expire on December 31, 2024 and it is time to begin advertising this opening. Director Kohtz informed the Board that the memo will reach all contacts and the Governor's office will be notified that the Board is now advertising for the opening.

(Continued on page 11)

(Continued from page 10)

Board Member Hermsen moved to approve the Memo from the Board titled, "State of Nebraska Accepting Applications for the Open 3rd Congressional District Certified Real Property Appraiser Member on NRPAB" and begin public advertisement of the opening. Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

2. **LICENSING PROGRAMS MANAGER POSITION**

Director Kohtz announced that BPM Loll will be filling the Licensing Programs Manager position being vacated by LPM Nespor. The Director informed the Board that the position must be posted for seven days as required before BPM Loll can officially be transferred into the position. Once the Licensing Programs Manager position is filled, advertising will begin for the open Business Programs Manager position. The Director asked for any questions or comments. The Board congratulated BPM Loll on her promotion. There was no further discussion.

O. LEGISLATIVE REPORT AND BUSINESS

1. **NEBRASKA REAL PROPERTY APPRAISER ACT UPDATE:** No discussion.

2. **NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION ACT UPDATE:** No discussion.

3. **TITLE 298 UPDATE**

Director Kohtz reiterated his comments made during review of the 2024-25 NRPAB Goals and Objectives + SWOT Analysis discussion. The Board-approved draft was sent to the AGO, GPRO, and the ASC for preliminary review. Responses have been received from the AGO and ASC. The ASC made some non-substantive recommendations and the AGO indicated that the language is legally sound and the Board has the proper authority for the proposed rules. Once the response from the GPRO is received, the responses will be placed before the Board for discussion. Chairperson Downing asked if there is a deadline for when the preliminary review responses are due. The Director responded that the requested date for completion is November 1, 2024. There was no further discussion.

4. **OTHER LEGISLATIVE MATTERS:** No discussion.

P. ADMINISTRATIVE BUSINESS: No discussion.

Q. OTHER BUSINESS

1. **BOARD MEETINGS:** No discussion.

2. **CONFERENCES/EDUCATION:**
   a. **Kohtz UNL Agricultural Economics Course Presentation; September 16, 2024**
      Director Kohtz informed the Board that he gave a presentation to approximately twenty Ag Econ students at the University of Nebraska on September 16, 2024. The presentation focused on the Board's purpose, what real property appraisal practice is, and the requirements to become a real property appraiser. The Director felt that the students were engaged in the presentation and asked very well thought out and detailed questions at the conclusion of the presentation. Director Kohtz finished by saying that, in the past, he used to address an agricultural appraisal class at UNL and a real estate class at UNO each year; he hopes that the presentation to this group can become a regular occurrence again. There was no further discussion.

3. **MEMOS FROM THE BOARD:** No discussion.

4. **QUARTERLY NEWSLETTER**
   a. **Summer 2024 Edition of The Nebraska Appraiser**
      Director Kohtz presented the Summer 2024 Edition of The Nebraska Appraiser to the Board for consideration. The Director asked for any questions or comments. Board Member Minshull indicated that he reviewed the content but did not review for typos. Director Kohtz informed the Board that at least one more staff member, if not all, reviews the newsletter for spelling, grammar, and accuracy. With no further discussion, Chairperson Downing asked for a motion. Board Member Hermsen moved to approve the Summer 2024 Edition of The Nebraska Appraiser as presented. Board Member Johnson seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no discussion, Chairperson Downing asked for a vote. The motion carried Hermsen, Johnson, Minshull, and Downing voting aye.

5. **APPRAISAL SUBCOMMITTEE:** No discussion.

6. **THE APPRAISAL FOUNDATION**
   a. **TAF September Newsletter**
      Director Kohtz presented The Appraisal Foundation's September Newsletter to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no discussion.

7. **ASSOCIATION OF APPRAISER REGULATORY OFFICIALS**
   a. **AARO Quarterly Update – August 2024**
      Director Kohtz presented the AARO Quarterly Update to the Board for review. The Director guided the Board to page Q.27 and brought attention to a photograph that included him. Director Kohtz informed the Board that he was taking in all that the conference had to offer by osmosis. The Board held a lighthearted discussion regarding the Director's appearance in the newsletter. There was no further discussion.

8. **IN THE NEWS:** No discussion.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER

The Board reviewed applicants L23003, CR23013, CR24002, and CG23039. Chairperson Downing asked for a motion on CR23013, CR24002, CG23039, and L23003.

Board Member Hermsen moved to take the following action:

CR23013 / Provide redacted copy of UPSAP Compliance Review Report pertaining to the 2-4 unit residential property report and request that applicant revise the subject report to demonstrate competency in USPAP and submit to the Board.

Board Member Johnson seconded the motion. Chairperson Downing recognized the motion and called for a vote. Motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

Board Member Hermsen moved to take the following action:

CR24002 / Authorize staff to select one additional report for a property zero to twenty years old that includes at least two approaches to value from the submitted real property appraisal practice experience logs and continue processing the application according to established procedures. Send written advisory to supervisory real property appraiser reminding them of the requirement in USPAP to summarize the extent of any significant real property appraisal practice assistance.

Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and called for a vote. Motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

Board Member Hermsen moved to take the following action:

CG23039 / Approve to sit for exam and authorize Director to issue a credential as a certified general real property appraiser upon providing evidence of successful completion of the National Uniform Licensing and Certification Examination and providing the necessary fees.

Board Member Johnson seconded the motion. Chairperson Downing recognized the motion and called for a vote. Motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

Board Member Hermsen moved to take the following action:

L23003 / Request single family report for non-traditional client, prepared without the assistance of supervisory real property appraiser, demonstrating the ability to perform real property appraisal practice. Report to be submitted to the Board for review before October 31, 2024.

Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and called for a vote. Motion carried with Hermsen, Johnson, Minshull, and Downing voting aye. Hermsen abstained.

D. REGISTRATION AS AN APPRAISAL MANAGEMENT COMPANY: No discussion.

E. COMPLIANCE

The Board reviewed compliance matters 23-08, 23-12, 24-08, and 24-09. Chairperson Downing asked for a motion on 24-08 and 24-09.

Board Member Hermsen moved to take the following action:

24-08 / Request that Respondent provide a copy of the USPAP Compliance Review Report obtained for the subject report and a copy of the revised subject report completed upon receipt of the USPAP Compliance Review Report.

Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and called for a vote. Motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

Board Member Hermsen moved to take the following action:

24-09 / Dismiss without prejudice.

Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and called for a vote. Motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

F. OTHER EXECUTIVE SESSION ITEMS

1. Personnel Matters

Personnel Matters were discussed.

R. ADJOURNMENT

Board Member Hermsen moved to adjourn the meeting. Board Member Minshull seconded the motion. The motion carried with Hermsen, Johnson, Minshull, and Downing voting aye.

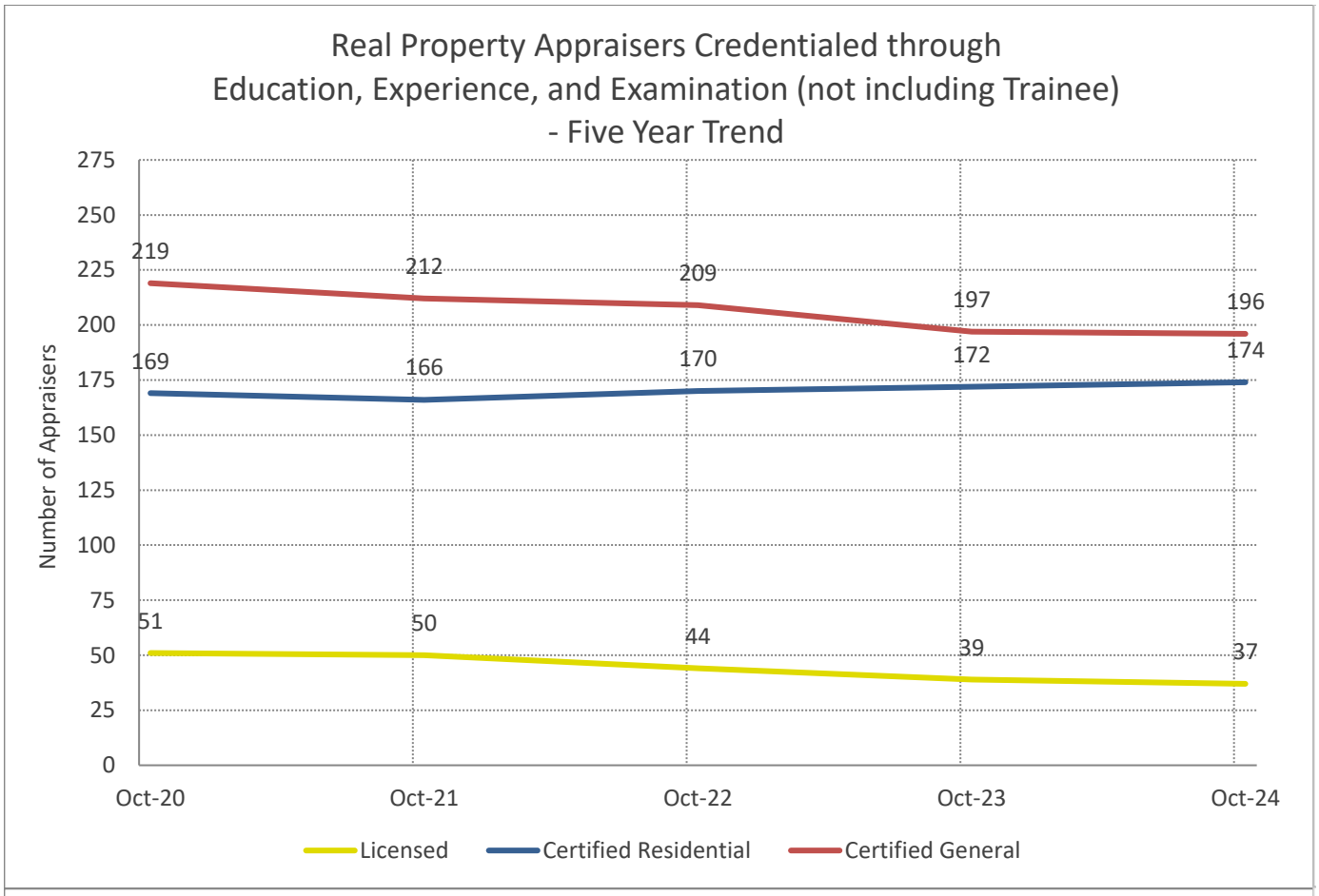
At 11:14 a.m., Chairperson Downing adjourned the September 19, 2024 meeting of the Nebraska Real Property Appraiser Board.

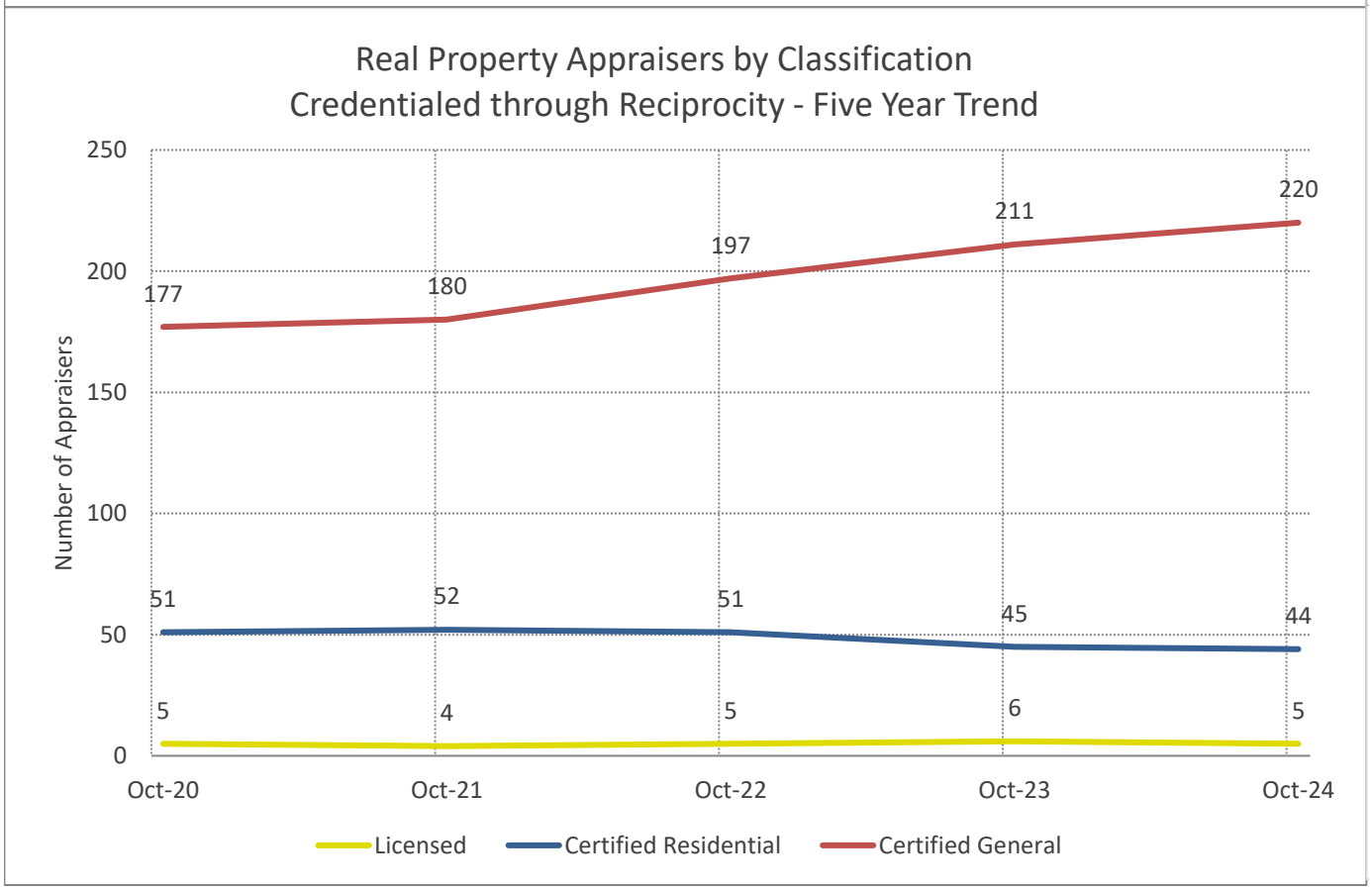
Respectfully submitted,

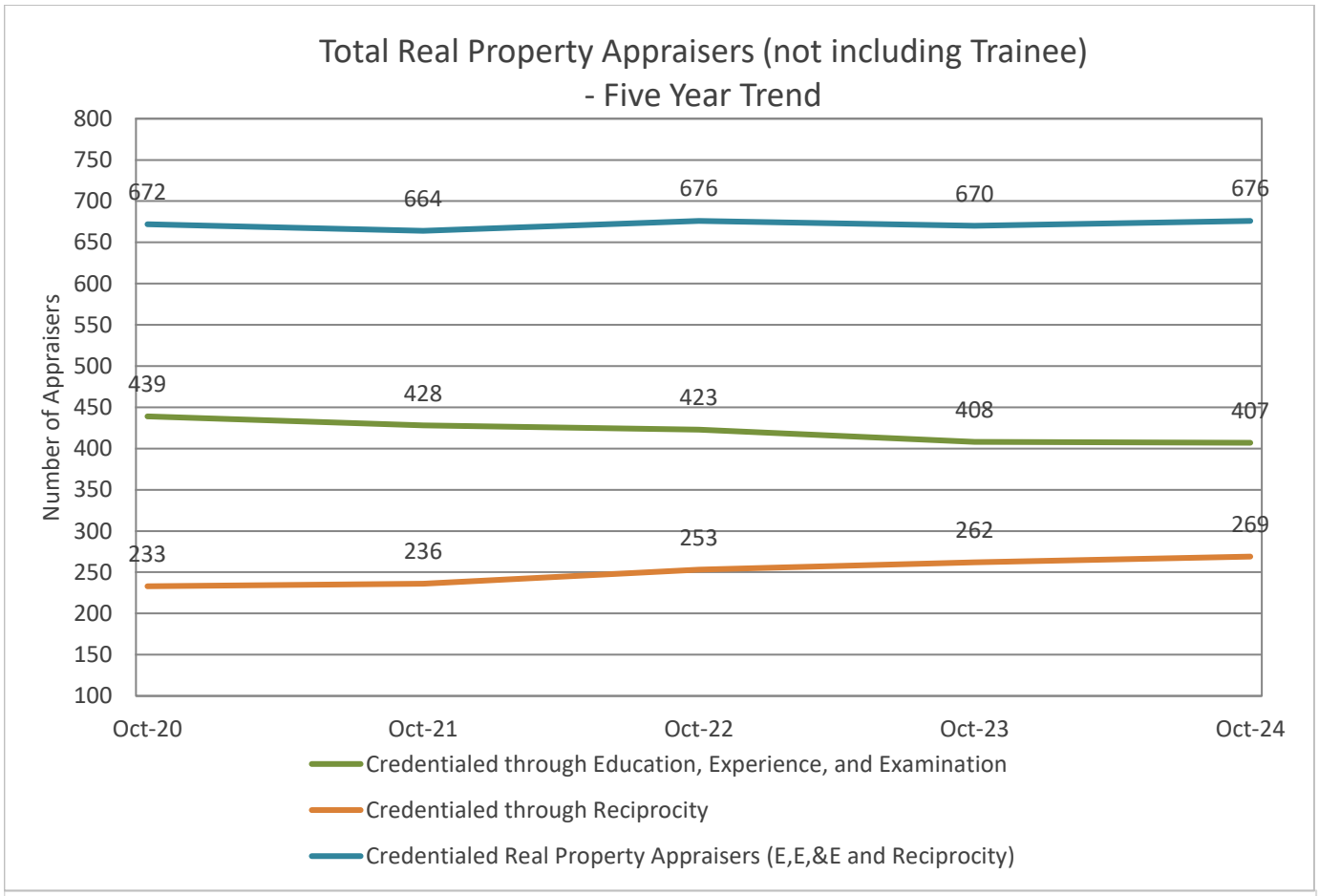
Tyler N. Kohtz
Director

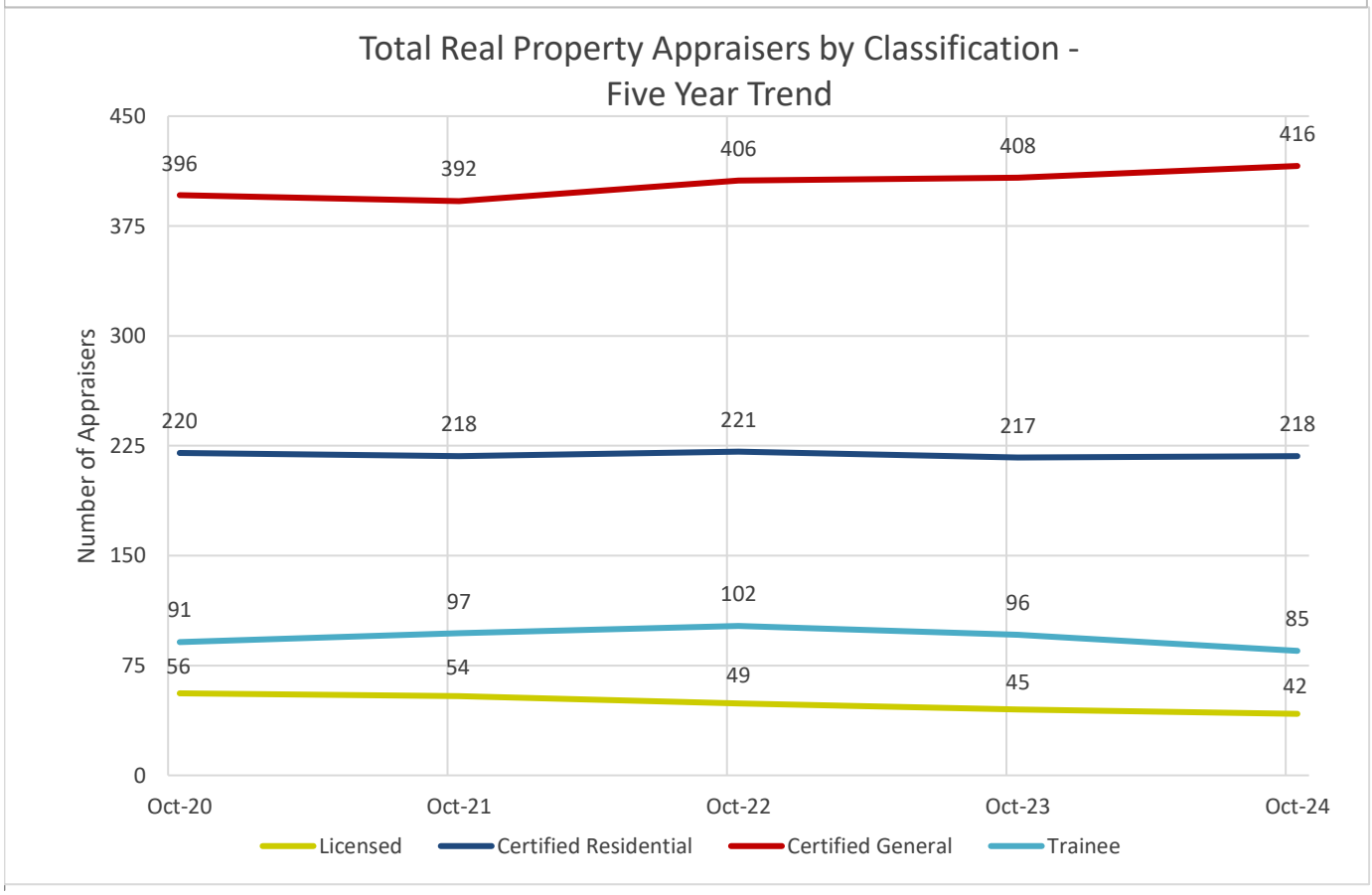
These minutes were available for public inspection on September 25, 2024, in compliance with Nebraska Revised Statute § 84-1413 (5).

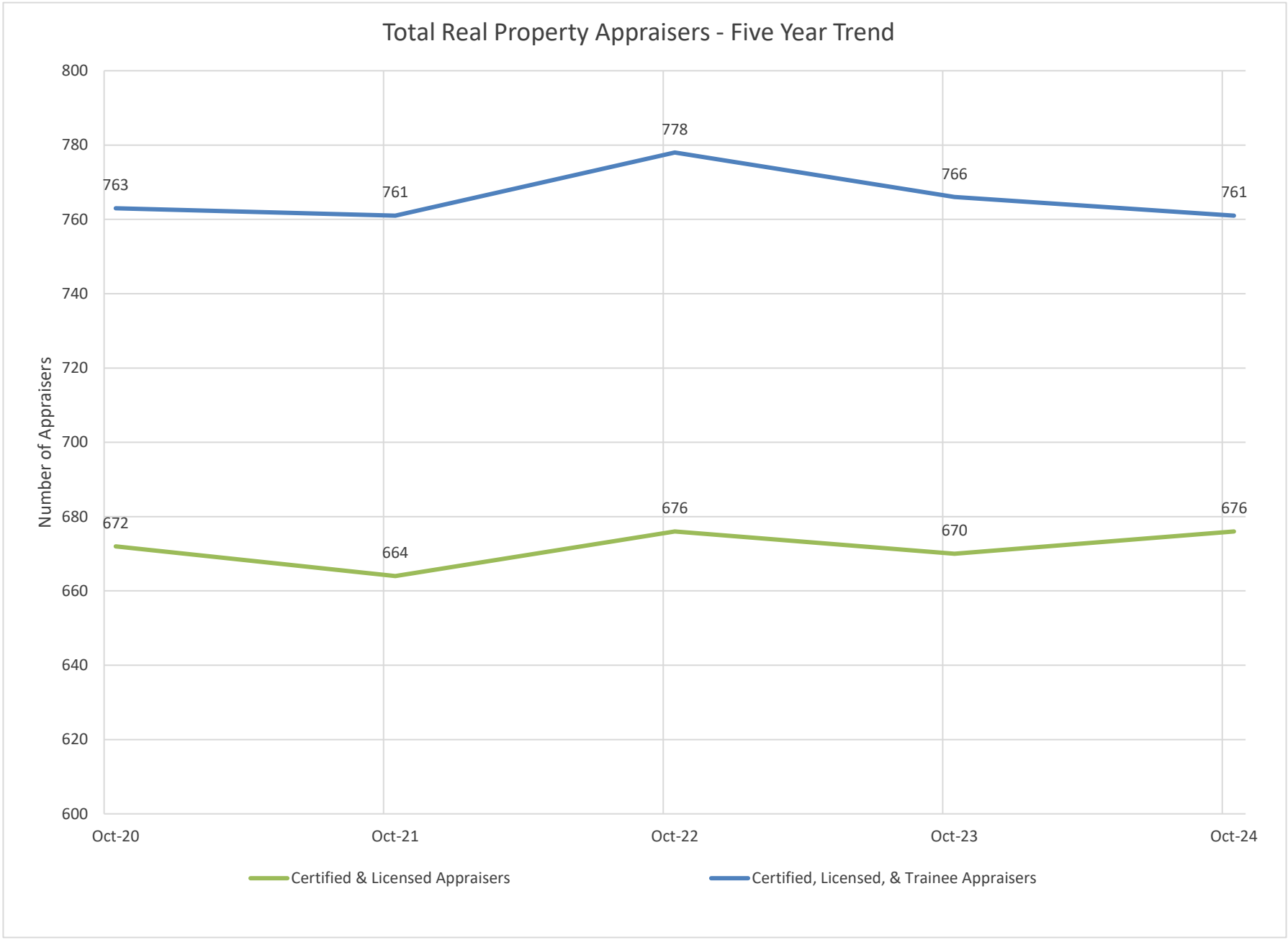
Real Property Appraiser Report

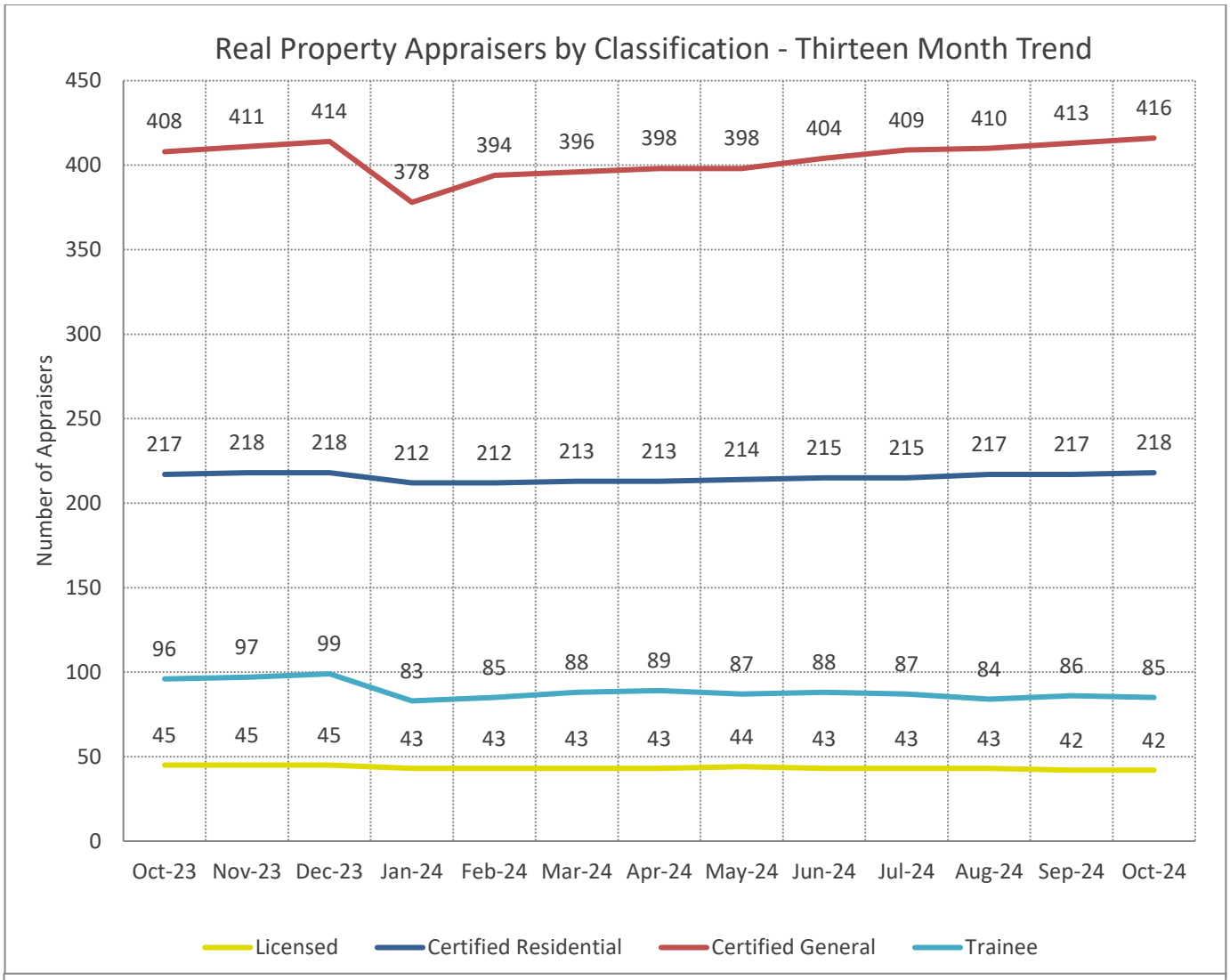


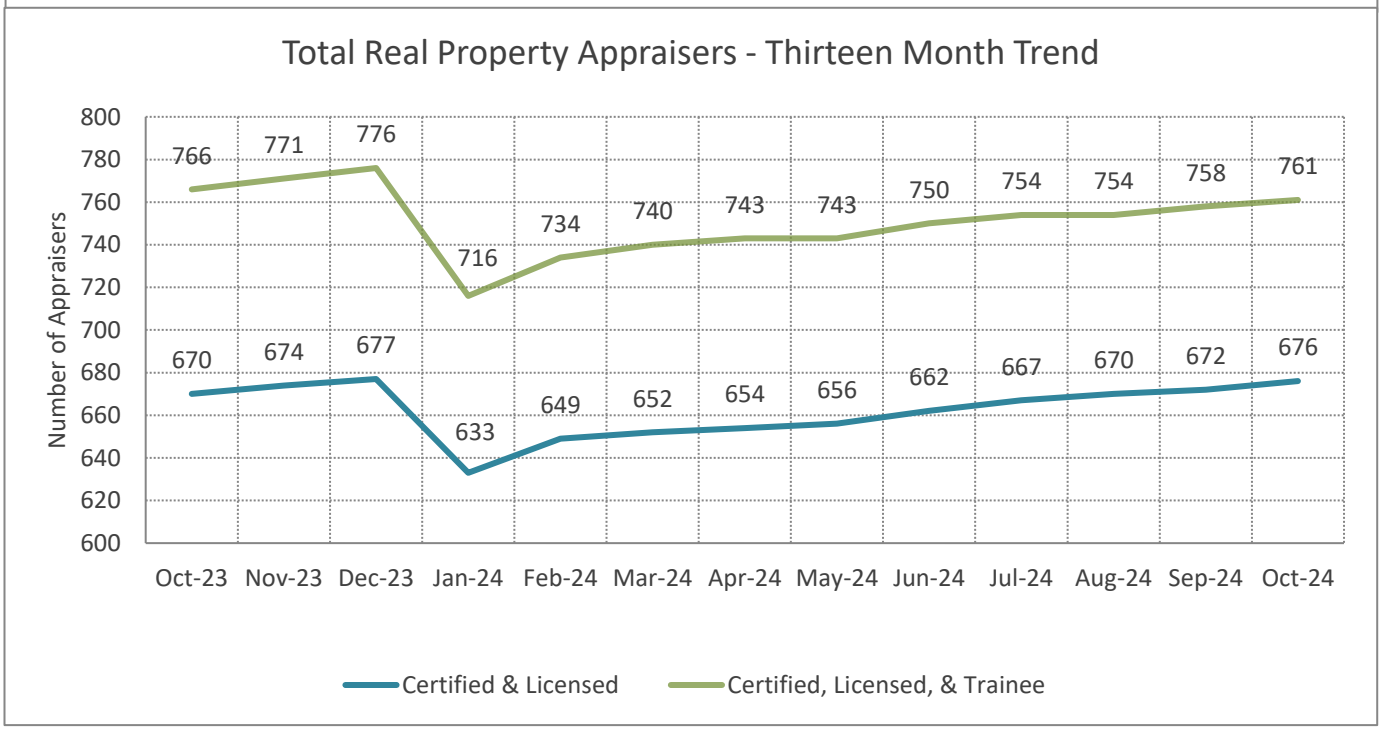



Total Real Property Appraisers (not including Trainee) - Five Year Trend
Number of Appraisers
800
750
700
650
600
550
500
450
400
350
300
250
200
150
100
672
664
676
670
676
439
428
423
408
407
233
236
253
262
269
Oct-20
Oct-21
Oct-22
Oct-23
Oct-24
Credentialed through Education, Experience, and Examination
Credentialed through Reciprocity
Credentialed Real Property Appraisers (E,E,&E and Reciprocity)

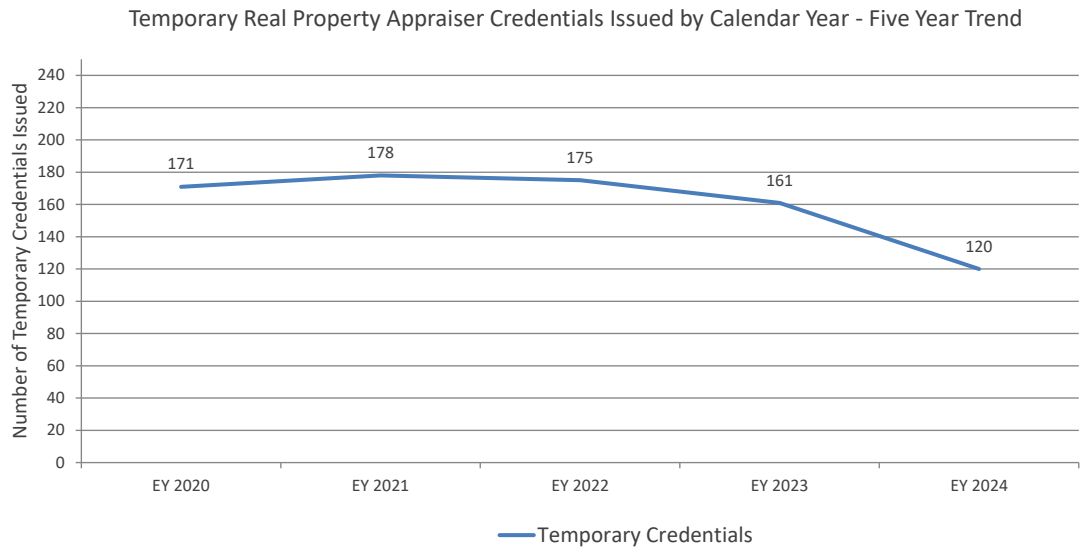

Total Real Property Appraisers by Classification - Five Year Trend
Number of Appraisers
450
375
300
225
150
75
0
396
392
406
408
416
220
218
221
217
218
91
97
102
96
85
56
54
49
45
42
Oct-20
Oct-21
Oct-22
Oct-23
Oct-24
Licensed
Certified Residential
Certified General
Trainee

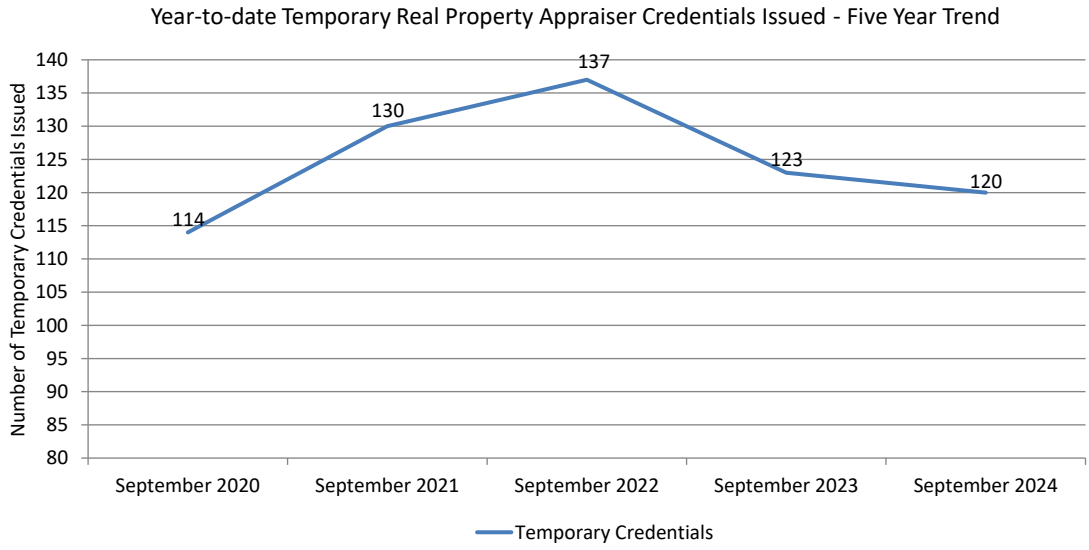

Total Real Property Appraisers - Five Year Trend
Number of Appraisers
800
780
760
740
720
700
680
660
640
620
600
763
761
778
766
761
672
664
676
670
676
Oct-20
Oct-21
Oct-22
Oct-23
Oct-24
Certified & Licensed Appraisers
Certified, Licensed, & Trainee Appraisers

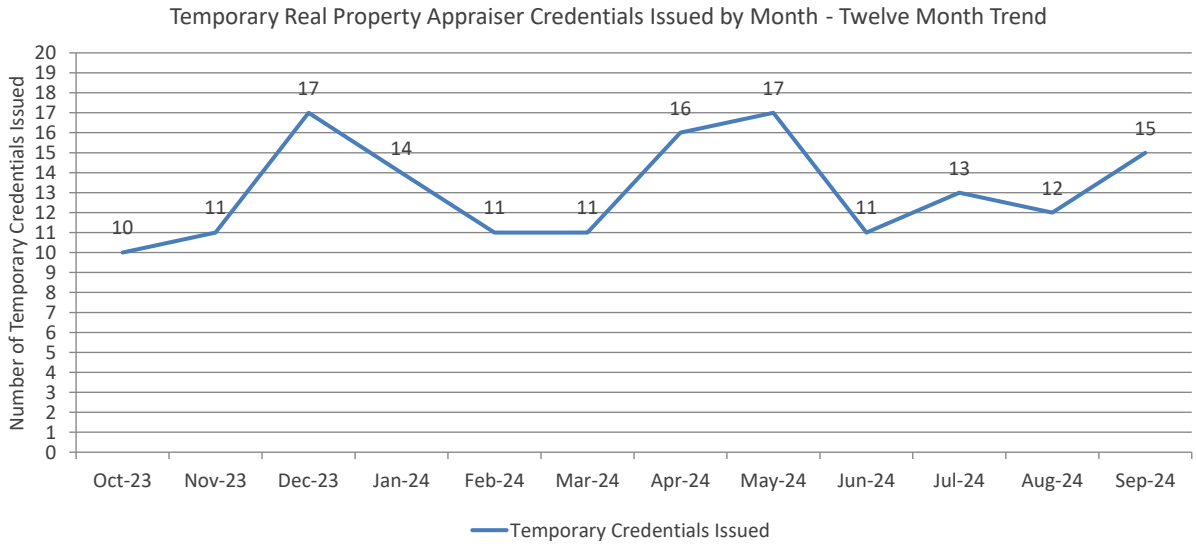

Real Property Appraisers by Classification - Thirteen Month Trend
Number of Appraisers
450
400
350
300
250
200
150
100
50
0
408 411 414 378 394 396 398 398 404 409 410 413 416
217 218 218 212 212 213 213 214 215 215 217 217 218
96 97 99 83 85 88 89 87 88 87 84 86 85
45 45 45 43 43 43 43 44 43 43 43 42 42
Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24 Jun-24 Jul-24 Aug-24 Sep-24 Oct-24
Licensed
Certified Residential
Certified General
Trainee


Total Real Property Appraisers - Thirteen Month Trend
Number of Appraisers
800
780
760
740
720
700
680
660
640
620
600
766 771 776 716 734 740 743 743 750 754 754 758 761
670 674 677 633 649 652 654 656 662 667 670 672 676
Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24 Jun-24 Jul-24 Aug-24 Sep-24 Oct-24
Certified & Licensed
Certified, Licensed, & Trainee

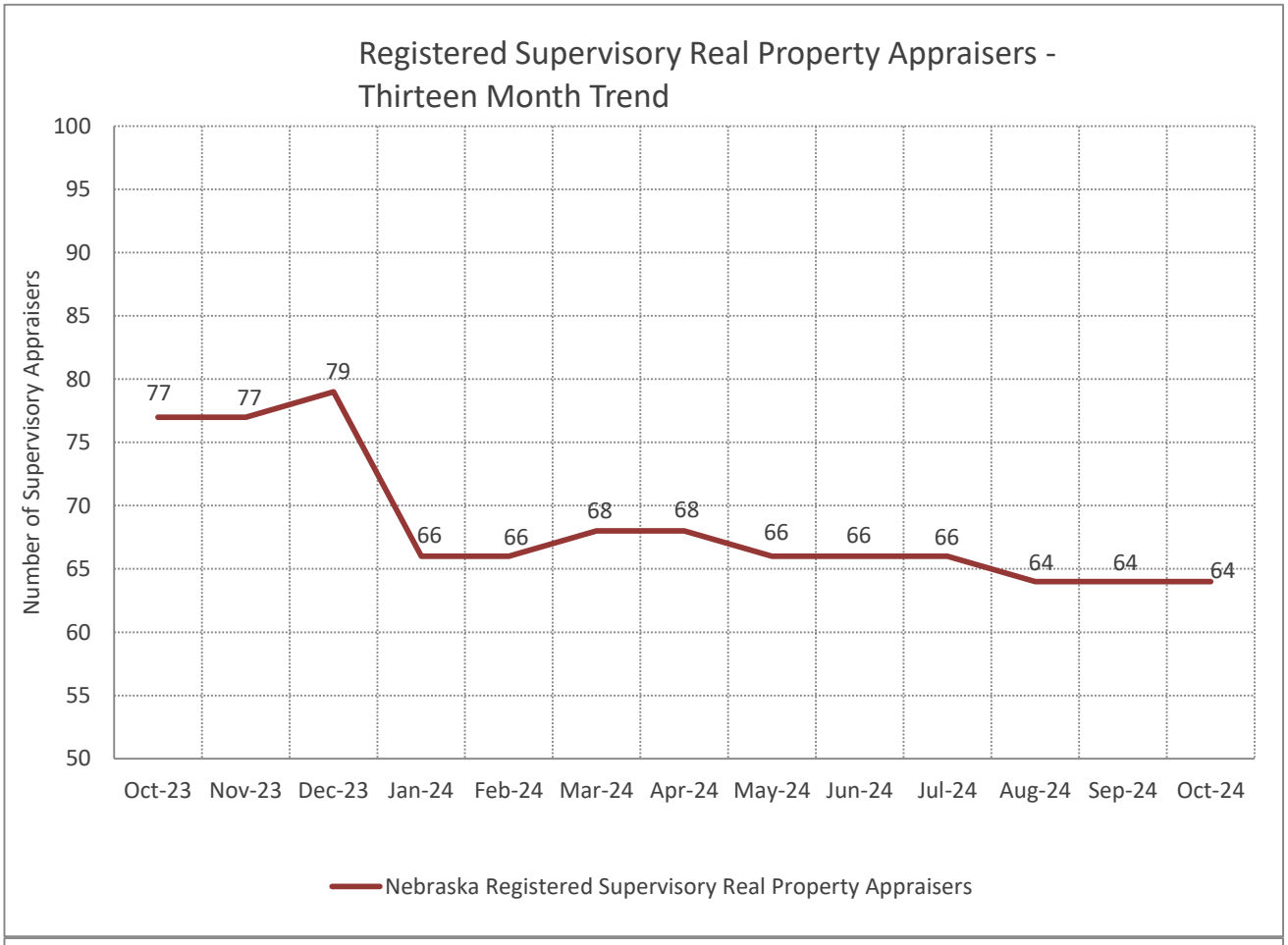
Temporary Real Property Appraiser Report

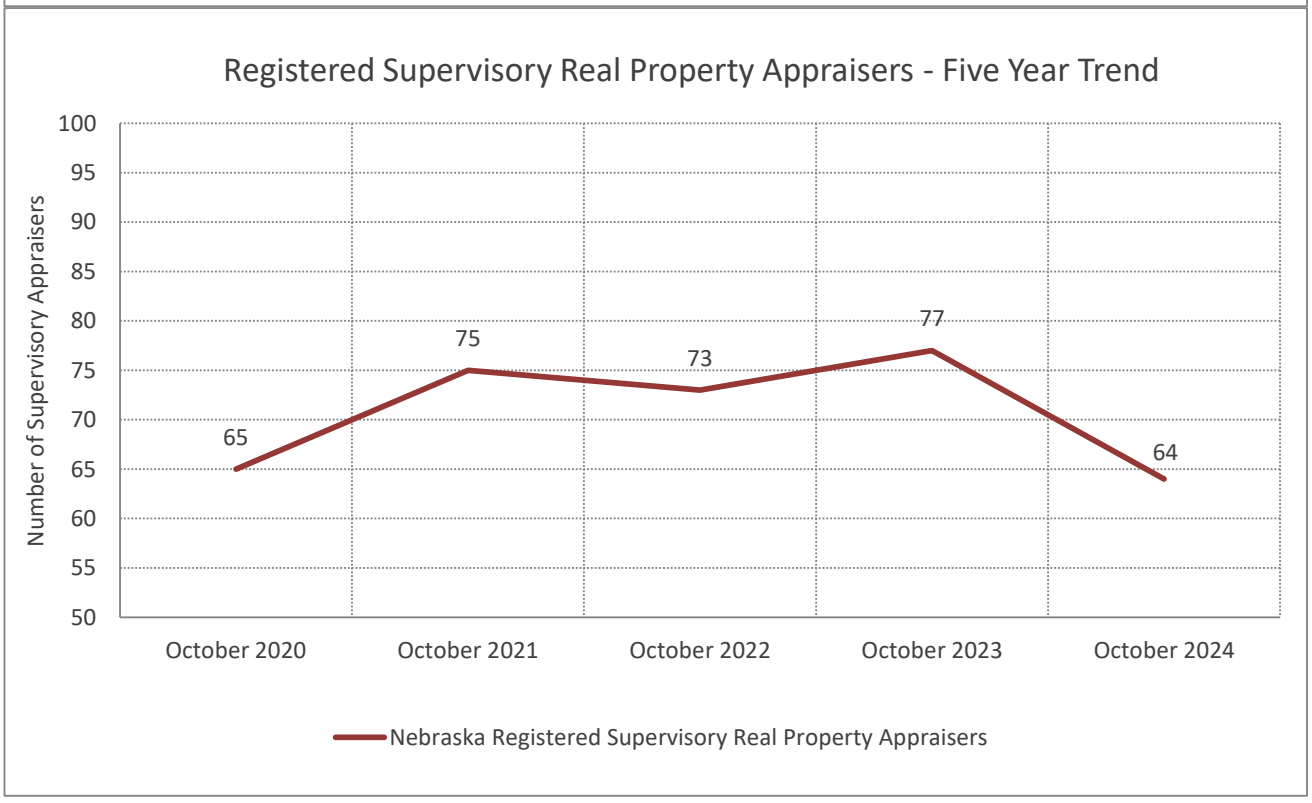




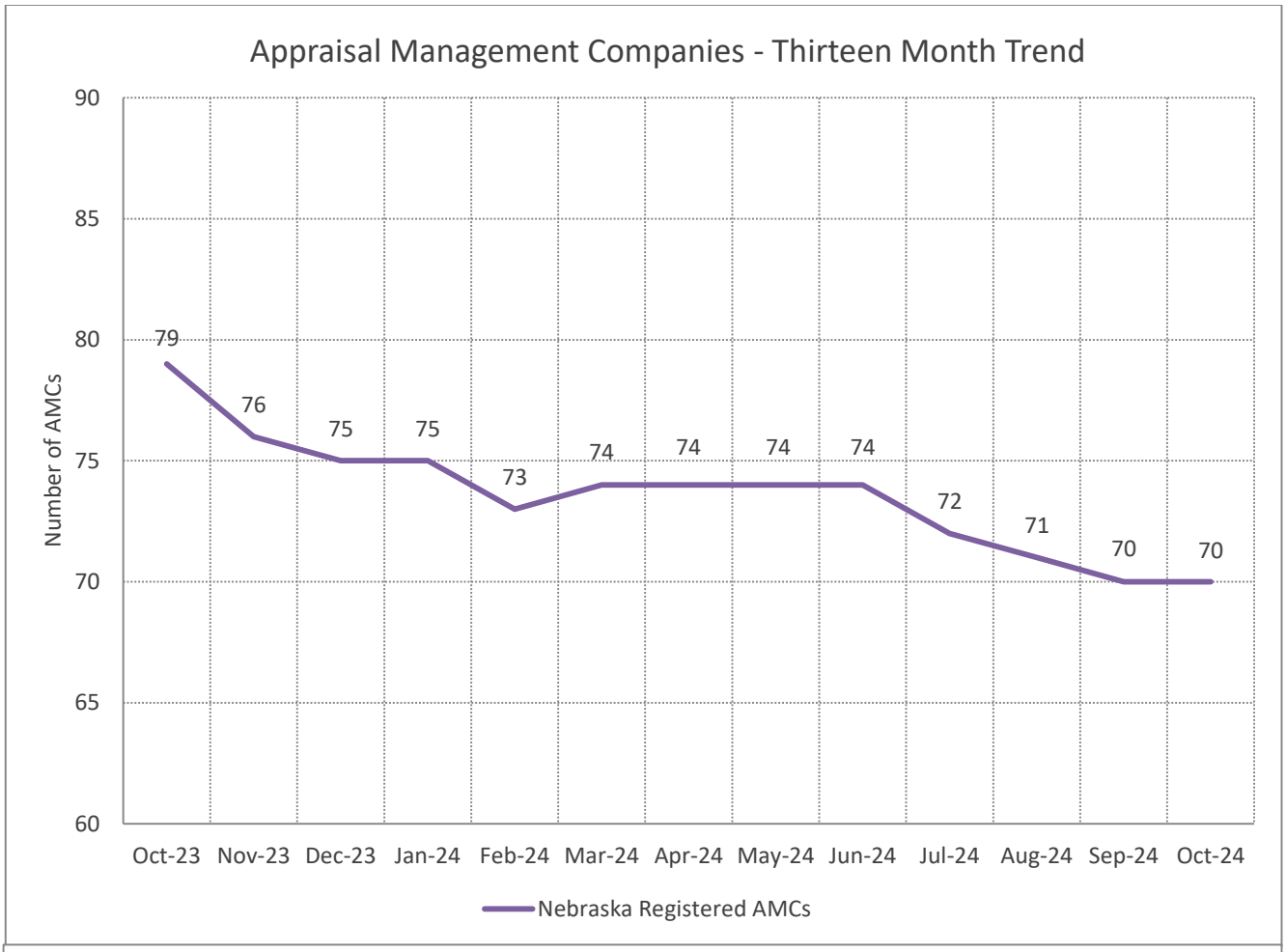


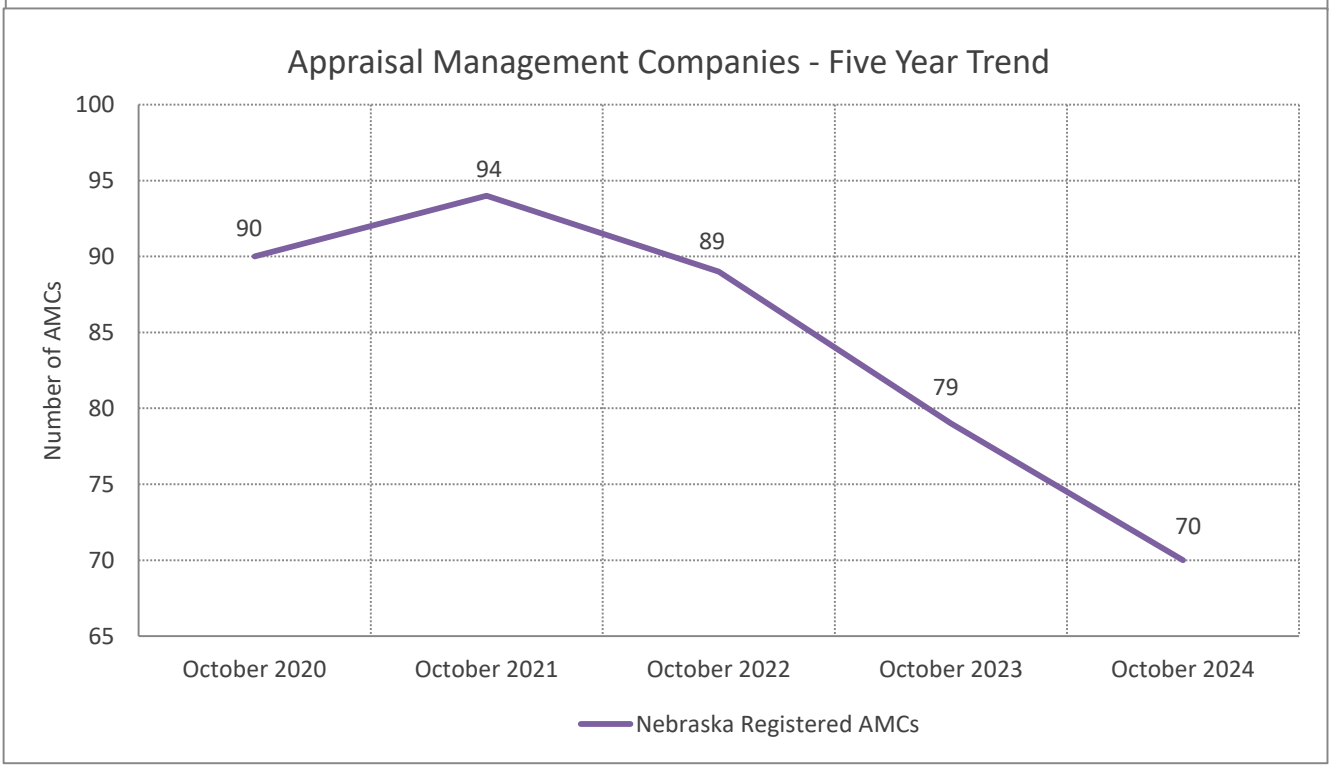
Supervisory Real Property Appraiser Report





Appraisal Management Company Report





NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

September 11, 2024 – October 8, 2024

New Certified Residential Real Property Appraisers through Education, Experience, and Examination		
CR24004	Gutschenritter, Mitchell	Approved September 16, 2024 to sit for exam
New Certified General Real Property Appraisers through Reciprocity		
CG2024020R	Kim, Hyunsook	Approved September 23, 2024

NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF EDUCATION ACTIVITY AND INSTRUCTOR(S) APPLICANTS

September 11, 2024 – October 8, 2024

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
New Continuing Education Activities and Instructors					
Rocky Mountain Appraiser Association	2243199.88	7.00 Hours	2024-2025 7-Hour National USPAP Update Course	JoAnn Apostol	10/02/2024

2024-25 Nebraska Real Property Appraiser Board Goals and Objectives
June 13, 2024 Strategic Planning Meeting

	SHORT TERM GOALS / OBJECTIVES	EXPECTED COMPLETION DATE	STATUS/GOAL MET	LONG TERM GOALS / OBJECTIVES	EXPECTED COMPLETION DATE	NOTES
LAWS, RULES, AND GUIDANCE DOCUMENTS	Work with the Banking, Commerce and Insurance Legislative Committee's Legal Counsel to draft a bill for introduction to add language to the Real Property Appraiser Act, and the Appraisal Management Company Registration Act, allowing the use of a conditional dismissal in lieu of disciplinary action.	12/31/2024	Requisition drafts REQ00112 and REQ00113 provided to the Board on October 8, 2024.	Address changes to USPAP, Real Property Appraiser Qualifications Criteria, ASC Policy Statements, AQB CAP Program Guidelines, and Title XI as required.	Ongoing.	
	Adopt Title 298 changes to harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act in 2024, address the Board's PAVE Dashboard regulations review, add fee schedule, and incorporate changes made to the Real Property Appraiser Qualification Criteria Effective January 1, 2026 and CAP Guidelines effective September 17, 2023.	6/30/2025	Board approved draft for preliminary review by GPRO, AG, and ASC. Awaiting responses.	Harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act as needed.	Ongoing.	
				Continue to monitor the effectiveness of regulations to reduce unnecessary regulatory burden, remove barriers to entry into the real property appraiser profession, maintain an effective education program, and provide for better clarification and administration.	Ongoing.	
				Continue to adopt Guidance Documents for public advisement concerning interpretation of statutes and rules, and retire Guidance Documents that are no longer relevant.	Ongoing.	
				Continue to adopt internal procedures as needed to assist with the Board's administration of its programs, and retire internal procedures that are no longer relevant.	Ongoing.	
COMPLIANCE	Obtain second special assistant attorney general for compliance matters.	1/1/2025	Five requests for proposal for appointment as SAAG for NRPAB sent.	None.		
CREDENTIALING AND	None.			Explore opportunities to increase the number of Nebraska resident real property appraisers.	Ongoing.	
				Monitor real property appraiser credential renewal dates.	Ongoing.	
EDUCATION	None.			Encourage trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to trainee real property appraisers.	Ongoing.	
				Request that supervisory real property appraisers with trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser encourage their trainee real property appraisers to complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to supervisory real property appraisers.	Ongoing.	
PERSONNEL	None.			Continue updating the policies and procedures documents as needed to ensure compliance with state policy changes, NAPE/ASFCME contract changes and to address general work environment needs and/or changes.	Ongoing.	
PUBLIC INFORMATION	None.			Encourage development of Memos from the Board and Facebook posts that contain facts of interest to the appraiser community.	Ongoing.	
				Continue utilizing the NRPAB website, NRPAB Facebook page, The Nebraska Appraiser, and Memos from the Board to disseminate relevant and important information to the appraisal business community and the general public in a timely manner. This includes information related to state and federal regulations, credentialing and registration requirements, renewal information, education information, Board policies and procedures, documents posted to the NRPAB website, meeting information, and other information that affects the industry.	Ongoing.	
				Continue utilization of Memos from the Board to disseminate important information in a timely manner that should not be held for the next release of The Nebraska Appraiser.	Ongoing.	
				Continue releasing new issues of The Nebraska Appraiser on a quarterly basis to disseminate important information to the appraisal business community and the general public in an effective and efficient manner.	Ongoing.	
				Continue utilization of the NRPAB Facebook page to disseminate important information in a timely manner that that appraisal business community and general public would otherwise not be aware of, such as documents posted to the NRPAB website, meeting information, and NRPAB policy and business information.	Ongoing.	
				Continue to monitor the effectiveness of current NRPAB website, and repair bugs and make improvements and add enhancements needed to address functionality or use.	Ongoing.	
				Explore the development and implementation of an updated NRPAB logo.	None.	
				Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders.	None.	
ADMINISTRATION	Explore credit card payment option for online applications.	6/30/2025	In progress.	Continue to monitor the effectiveness of current processes and procedures, and update processes and procedures as needed to maintain effectiveness and efficiency of the administration of the Board's programs.	Ongoing.	
	Explore use of Federal grant money for development of online temporary real property appraiser credential application and NRPAB Database interface.	6/30/2025	Grant application submitted to ASC on September 3, 2024.	Continue to monitor the effectiveness of current NRPAB database, repair bugs, and make improvements and add enhancements needed to address program or use changes.	Ongoing.	
				Explore online real property appraiser initial applications (Reciprocity and E,E,&E), AMC initial applications, education activity applications, and other services that require payment of a fee.	None.	
FINANCIALS	Complete 2025-27 Biennial Budget Request addressing agency issues discussed at strategic planning.	10/1/2024	Completed August 16, 2024.	None.		

2024-25 NRPAB SWOT Analysis			
STRENGTHS: -	**WEAKNESSES:**	**OPPORTUNITIES:**	**THREATS:**
* Customer service	* Industry's inability to grow	* Growth in real property appraiser field	* Agency turnover
* Organization	* Efficiency loss due to database not meeting potential	* Continued evaluation of Board and Agency operations	* Federal agency oversight
* Board member knowledge	* Regulatory and statutory barriers	* Embrace of available technology	* Economic climate
* Staff knowledge	* Difficulty obtaining new board members	* Agency staff size and cross-training of Agency duties	* Aging appraiser population
* Adaptability		* Board member with residential appraisal expertise	* Inadequate supervisory appraiser knowledge
* Professional diversity of Board		* Authority for non-disciplinary conditional dismissals	* Deemphasis on appraisals at the Federal level
* Modernization of accessability		* Utilization of ASC grant funding for technology projects	* Commodification of appraisal reports
		* Education of users of appraisal reports	* Business consolidation
			* Government consolidation

Overall

Agency 053 REAL PROPERTY APPRAISER BD
Division 000 Real Property App Bd
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

ACCOUNT CODE	DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES							
510000	**PERSONAL SERVICES**						
511100	PERMANENT SALARIES-WAGES	202,636.00	14,537.95	46,248.91	22.82		156,387.09
511600	PER DIEM PAYMENTS	7,600.00	500.00	1,500.00	19.74		6,100.00
511700	EMPLOYEE BONUSES	2,000.00					2,000.00
512100	VACATION LEAVE EXPENSE	17,634.00	2,442.70	3,852.24	21.85		13,781.76
512200	SICK LEAVE EXPENSE	2,281.00	69.57	530.10	23.24		1,750.90
512300	HOLIDAY LEAVE EXPENSE	10,769.00	897.39	2,634.44	24.46		8,134.56
Personal Services Subtotal		242,920.00	18,447.61	54,765.69	22.54	0.00	188,154.31
515100	RETIREMENT PLANS EXPENSE	17,649.00	1,343.92	3,988.56	22.60		13,660.44
515200	FICA EXPENSE	18,583.00	1,260.81	3,738.27	20.12		14,844.73
515500	HEALTH INSURANCE EXPENSE	59,730.00	4,977.52	14,932.56	25.00		44,797.44
516500	WORKERS COMP PREMIUMS	1,546.00		1,546.00	100.00		
Major Account 510000 Total		340,428.00	26,029.86	78,971.08	23.20	0.00	261,456.92
520000	**OPERATING EXPENSES**						
521100	POSTAGE EXPENSE	2,500.00	121.41	792.24	31.69		1,707.76
521400	DATA PROCESSING EXPENSE	32,164.00	3,921.76	5,102.33	15.86		27,061.67
521500	PUBLICATION & PRINT EXPENSE	3,000.00		451.20	15.04		2,548.80
521900	AWARDS EXPENSE	50.00					50.00
522100	DUES & SUBSCRIPTION EXPENSE	600.00					600.00
522200	CONFERENCE REGISTRATION		650.00	650.00			650.00-
524600	RENT EXPENSE-BUILDINGS	12,772.00	1,093.71	3,192.03	24.99		9,579.97
524900	RENT EXP-DUPR SURCHARGE	4,187.00	348.91	1,046.73	25.00		3,140.27
527100	REP & MAINT-OFFICE EQUIP	136.00	136.00	136.00	100.00		
531100	OFFICE SUPPLIES EXPENSE	2,000.00		77.59	3.88		1,922.41
532100	NON CAPITALIZED EQUIP PU			1,830.00			1,830.00-
541100	ACCTG & AUDITING SERVICES	1,128.00		1,128.00	100.00		
541200	PURCHASING ASSESSMENT	39.00		39.00	100.00		
541500	LEGAL SERVICES EXPENSE	20,000.00					20,000.00
541700	LEGAL RELATED EXPENSE	3,000.00					3,000.00
542100	SOS TEMP SERV-PERSONNEL	6,200.00					6,200.00
547100	EDUCATIONAL SERVICES	68.00		51.00	75.00		17.00
554900	OTHER CONTRACTUAL SERVICE	27,000.00	3,896.50	4,553.75	16.87		22,446.25

Overall

Agency 053 REAL PROPERTY APPRAISER BD
Division 000 Real Property App Bd
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
556100	INSURANCE EXPENSE	53.00					53.00
559100	OTHER OPERATING EXP	47,164.96					47,164.96
Major Account 520000 Total		162,061.96	10,168.29	19,049.87	11.75	0.00	143,012.09
570000 TRAVEL EXPENSES							
571100	BOARD & LODGING	3,300.00	321.00	856.00	25.94		2,444.00
571800	MEALS - TRAVEL STATUS	1,860.00	185.88	495.68	26.65		1,364.32
573100	STATE-OWNED TRANSPORT	200.00					200.00
574500	PERSONAL VEHICLE MILEAGE	8,375.00	834.82	2,504.46	29.90		5,870.54
575100	MISC TRAVEL EXPENSES	400.00	38.75	97.75	24.44		302.25
Major Account 570000 Total		14,135.00	1,380.45	3,953.89	27.97	0.00	10,181.11
BUDGETED EXPENDITURES TOTAL		516,624.96	37,578.60	101,974.84	19.74	0.00	414,650.12
SUMMARY BY FUND TYPE - EXPENDITURES							
2	CASH FUNDS	516,624.96	37,578.60	101,974.84	19.74		414,650.12
BUDGETED EXPENDITURES TOTAL		516,624.96	37,578.60	101,974.84	19.74	0.00	414,650.12
BUDGETED FUND TYPES - REVENUES							
470000 REVENUE - SALES AND CHARGES							
471100	SALE OF SERVICES	450.00-		100.00-	22.22		350.00-
471120	QUALIFYING ED COURSE FEES	1,600.00-		550.00-	34.38		1,050.00-
471121	CONTINUING ED NEW FEES	2,500.00-	25.00-	325.00-	13.00		2,175.00-
471122	CONTINUING ED RENEWAL FEES	150.00-		30.00-	20.00		120.00-
475150	CERTIFIED GENERAL NEW FEES	9,300.00-	600.00-	2,100.00-	22.58		7,200.00-
475151	LICENSED NEW FEES	300.00-					300.00-
475152	FINGERPRINT FEES	2,760.25-	90.50-	633.50-	22.95		2,126.75-
475153	CERTIFIED RESIDENTIAL NEW	3,000.00-	300.00-	900.00-	30.00		2,100.00-
475154	CERTIFIED GENERAL RENEWAL	116,050.00-	5,775.00-	22,275.00-	19.19		93,775.00-
475155	LICENSED RENEWAL	12,100.00-	550.00-	1,100.00-	9.09		11,000.00-
475156	FINGERPRINT AUDIT PROGRAM FEES			20.00-			20.00
475157	CERTIFIED RESIDENTIAL RENEWAL	62,700.00-	1,925.00-	4,400.00-	7.02		58,300.00-
475161	TEMPORARY CERTIFIED GENERAL	8,250.00-	700.00-	2,000.00-	24.24		6,250.00-
475163	AMC REGISTERED NEW FEES	4,000.00-					4,000.00-

Overall

Agency 053 REAL PROPERTY APPRAISER BD
Division 000 Real Property App Bd
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475164	AMC APPLICATION FEES	700.00-	350.00-	700.00-	100.00		
475165	AMC REGISTERED RENEWAL	99,000.00-	3,000.00-	15,000.00-	15.15		84,000.00-
475166	FED REG AMC RPT FORM PROC FEES	700.00-					700.00-
475167	CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-
475168	CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234	APPLICATION FEES	25,650.00-	1,700.00-	6,100.00-	23.78		19,550.00-
476101	LATE PROCESSING FEES	4,175.00-		450.00-	10.78		3,725.00-
Major Account 470000 Total		353,985.25-	15,015.50-	56,683.50-	16.01	0.00	297,301.75-
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	21,000.00-	1,709.92-	7,054.34-	33.59		13,945.66-
484500	REIMB NON-GOVT SOURCES	1,000.00-	615.00-	935.00-	93.50		65.00-
Major Account 480000 Total		22,000.00-	2,324.92-	7,989.34-	36.32	0.00	14,010.66-
BUDGETED REVENUE TOTAL		375,985.25-	17,340.42-	64,672.84-	17.20	0.00	311,312.41-
SUMMARY BY FUND TYPE - REVENUE							
2	CASH FUNDS	375,985.25-	17,340.42-	64,672.84-	17.20		311,312.41-
BUDGETED REVENUE TOTAL		375,985.25-	17,340.42-	64,672.84-	17.20	0.00	311,312.41-

Appraiser

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

ACCOUNT CODE	DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES							
510000	**PERSONAL SERVICES**						
511100	PERMANENT SALARIES-WAGES	131,713.40	9,449.40	30,061.65	22.82		101,651.75
511600	PER DIEM PAYMENTS	4,940.00	325.00	975.00	19.74		3,965.00
511700	EMPLOYEE BONUSES	1,300.00					1,300.00
512100	VACATION LEAVE EXPENSE	11,462.10	1,587.83	2,503.89	21.84		8,958.21
512200	SICK LEAVE EXPENSE	1,482.65	45.17	344.46	23.23		1,138.19
512300	HOLIDAY LEAVE EXPENSE	6,999.85	583.30	1,712.38	24.46		5,287.47
Personal Services Subtotal		157,898.00	11,990.70	35,597.38	22.54	0.00	122,300.62
515100	RETIREMENT PLANS EXPENSE	11,471.85	873.55	2,592.59	22.60		8,879.26
515200	FICA EXPENSE	12,078.95	819.52	2,429.86	20.12		9,649.09
515500	HEALTH INSURANCE EXPENSE	38,824.50	3,235.32	9,706.05	25.00		29,118.45
516500	WORKERS COMP PREMIUMS	1,004.90		1,004.90	100.00		
Major Account 510000 Total		221,278.20	16,919.09	51,330.78	23.20	0.00	169,947.42
520000	**OPERATING EXPENSES**						
521100	POSTAGE EXPENSE	1,625.00	120.79	699.54	43.05		925.46
521400	DATA PROCESSING EXPENSE	20,906.60	2,576.52	3,343.89	15.99		17,562.71
521500	PUBLICATION & PRINT EXPENSE	1,950.00		293.28	15.04		1,656.72
521900	AWARDS EXPENSE	32.50					32.50
522100	DUES & SUBSCRIPTION EXPENSE	390.00					390.00
522200	CONFERENCE REGISTRATION		422.50	422.50			422.50-
524600	RENT EXPENSE-BUILDINGS	8,301.80	710.92	2,074.83	24.99		6,226.97
524900	RENT EXP-DUPR SURCHARGE	2,721.55	226.79	680.37	25.00		2,041.18
527100	REP & MAINT-OFFICE EQUIP	88.40	88.40	88.40	100.00		
531100	OFFICE SUPPLIES EXPENSE	1,300.00		50.43	3.88		1,249.57
532100	NON CAPITALIZED EQUIP PU			1,189.50			1,189.50-
541100	ACCTG & AUDITING SERVICES	733.20		733.20	100.00		
541200	PURCHASING ASSESSMENT	25.35		25.35	100.00		
541500	LEGAL SERVICES EXPENSE	18,000.00					18,000.00
541700	LEGAL RELATED EXPENSE	2,700.00					2,700.00
542100	SOS TEMP SERV-PERSONNEL	4,030.00					4,030.00
547100	EDUCATIONAL SERVICES	44.20		33.15	75.00		11.05
554900	OTHER CONTRACTUAL SERVICE	26,350.00	3,896.50	4,463.25	16.94		21,886.75

Appraiser

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
556100	INSURANCE EXPENSE	34.45					34.45
559100	OTHER OPERATING EXP	30,657.22					30,657.22
Major Account 520000 Total		119,890.27	8,042.42	14,097.69	11.76	0.00	105,792.58
570000 TRAVEL EXPENSES							
571100	BOARD & LODGING	2,145.00	208.65	556.40	25.94		1,588.60
571800	MEALS - TRAVEL STATUS	1,209.00	120.81	322.16	26.65		886.84
573100	STATE-OWNED TRANSPORT	130.00					130.00
574500	PERSONAL VEHICLE MILEAGE	5,443.75	542.63	1,627.91	29.90		3,815.84
575100	MISC TRAVEL EXPENSES	260.00	25.18	63.52	24.43		196.48
Major Account 570000 Total		9,187.75	897.27	2,569.99	27.97	0.00	6,617.76
BUDGETED EXPENDITURES TOTAL		350,356.22	25,858.78	67,998.46	19.41	0.00	282,357.76
SUMMARY BY FUND TYPE - EXPENDITURES							
2	CASH FUNDS	350,356.22	25,858.78	67,998.46	19.41		282,357.76
BUDGETED EXPENDITURES TOTAL		350,356.22	25,858.78	67,998.46	19.41	0.00	282,357.76
BUDGETED FUND TYPES - REVENUES							
470000 REVENUE - SALES AND CHARGES							
471100	SALE OF SERVICES	450.00-		100.00-	22.22		350.00-
471120	QUALIFYING ED COURSE FEES	1,600.00-		550.00-	34.38		1,050.00-
471121	CONTINUING ED NEW FEES	2,500.00-	25.00-	325.00-	13.00		2,175.00-
471122	CONTINUING ED RENEWAL FEES	150.00-		30.00-	20.00		120.00-
475150	CERTIFIED GENERAL NEW FEES	9,300.00-	600.00-	2,100.00-	22.58		7,200.00-
475151	LICENSED NEW FEES	300.00-					300.00-
475152	FINGERPRINT FEES	2,760.25-	90.50-	633.50-	22.95		2,126.75-
475153	CERTIFIED RESIDENTIAL NEW	3,000.00-	300.00-	900.00-	30.00		2,100.00-
475154	CERTIFIED GENERAL RENEWAL	116,050.00-	5,775.00-	22,275.00-	19.19		93,775.00-
475155	LICENSED RENEWAL	12,100.00-	550.00-	1,100.00-	9.09		11,000.00-
475156	FINGERPRINT AUDIT PROGRAM FEES			20.00-			20.00
475157	CERTIFIED RESIDENTIAL RENEWAL	62,700.00-	1,925.00-	4,400.00-	7.02		58,300.00-
475161	TEMPORARY CERTIFIED GENERAL	8,250.00-	700.00-	2,000.00-	24.24		6,250.00-
475167	CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-

Appraiser

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475168	CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234	APPLICATION FEES	25,650.00-	1,700.00-	6,100.00-	23.78		19,550.00-
476101	LATE PROCESSING FEES	3,900.00-		350.00-	8.97		3,550.00-
Major Account 470000 Total		249,310.25-	11,665.50-	40,883.50-	16.40	0.00	208,426.75-
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	12,000.00-	941.64-	3,914.91-	32.62		8,085.09-
484500	REIMB NON-GOVT SOURCES	500.00-	615.00-	915.00-	183.00		415.00
Major Account 480000 Total		12,500.00-	1,556.64-	4,829.91-	38.64	0.00	7,670.09-
BUDGETED REVENUE TOTAL		261,810.25-	13,222.14-	45,713.41-	17.46	0.00	216,096.84-

SUMMARY BY FUND TYPE - REVENUE

2	CASH FUNDS	261,810.25-	13,222.14-	45,713.41-	17.46		216,096.84-
BUDGETED REVENUE TOTAL		261,810.25-	13,222.14-	45,713.41-	17.46	0.00	216,096.84-

AMC

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES							
510000 PERSONAL SERVICES							
511100	PERMANENT SALARIES-WAGES	70,922.60	5,088.55	16,187.26	22.82		54,735.34
511600	PER DIEM PAYMENTS	2,660.00	175.00	525.00	19.74		2,135.00
511700	EMPLOYEE BONUSES	700.00					700.00
512100	VACATION LEAVE EXPENSE	6,171.90	854.87	1,348.35	21.85		4,823.55
512200	SICK LEAVE EXPENSE	798.35	24.40	185.64	23.25		612.71
512300	HOLIDAY LEAVE EXPENSE	3,769.15	314.09	922.06	24.46		2,847.09
Personal Services Subtotal		85,022.00	6,456.91	19,168.31	22.55	0.00	65,853.69
515100	RETIREMENT PLANS EXPENSE	6,177.15	470.37	1,395.97	22.60		4,781.18
515200	FICA EXPENSE	6,504.05	441.29	1,308.41	20.12		5,195.64
515500	HEALTH INSURANCE EXPENSE	20,905.50	1,742.20	5,226.51	25.00		15,678.99
516500	WORKERS COMP PREMIUMS	541.10		541.10	100.00		
Major Account 510000 Total		119,149.80	9,110.77	27,640.30	23.20	0.00	91,509.50
520000 OPERATING EXPENSES							
521100	POSTAGE EXPENSE	875.00	.62	92.70	10.59		782.30
521400	DATA PROCESSING EXPENSE	11,257.40	1,345.24	1,758.44	15.62		9,498.96
521500	PUBLICATION & PRINT EXPENSE	1,050.00		157.92	15.04		892.08
521900	AWARDS EXPENSE	17.50					17.50
522100	DUES & SUBSCRIPTION EXPENSE	210.00					210.00
522200	CONFERENCE REGISTRATION		227.50	227.50			227.50-
524600	RENT EXPENSE-BUILDINGS	4,470.20	382.79	1,117.20	24.99		3,353.00
524900	RENT EXP-DUPR SURCHARGE	1,465.45	122.12	366.36	25.00		1,099.09
527100	REP & MAINT-OFFICE EQUIP	47.60	47.60	47.60	100.00		
531100	OFFICE SUPPLIES EXPENSE	700.00		27.16	3.88		672.84
532100	NON CAPITALIZED EQUIP PU			640.50			640.50-
541100	ACCTG & AUDITING SERVICES	394.80		394.80	100.00		
541200	PURCHASING ASSESSMENT	13.65		13.65	100.00		
541500	LEGAL SERVICES EXPENSE	2,000.00					2,000.00
541700	LEGAL RELATED EXPENSE	300.00					300.00
542100	SOS TEMP SERV-PERSONNEL	2,170.00					2,170.00
547100	EDUCATIONAL SERVICES	23.80		17.85	75.00		5.95
554900	OTHER CONTRACTUAL SERVICE	650.00		90.50	13.92		559.50

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

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	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
556100	INSURANCE EXPENSE	18.55					18.55
559100	OTHER OPERATING EXP	16,507.74					16,507.74
Major Account 520000 Total		42,171.69	2,125.87	4,952.18	11.74	0.00	37,219.51
570000 TRAVEL EXPENSES							
571100	BOARD & LODGING	1,155.00	112.35	299.60	25.94		855.40
571800	MEALS - TRAVEL STATUS	651.00	65.07	173.52	26.65		477.48
573100	STATE-OWNED TRANSPORT	70.00					70.00
574500	PERSONAL VEHICLE MILEAGE	2,931.25	292.19	876.55	29.90		2,054.70
575100	MISC TRAVEL EXPENSES	140.00	13.57	34.23	24.45		105.77
Major Account 570000 Total		4,947.25	483.18	1,383.90	27.97	0.00	3,563.35
BUDGETED EXPENDITURES TOTAL		166,268.74	11,719.82	33,976.38	20.43	0.00	132,292.36
SUMMARY BY FUND TYPE - EXPENDITURES							
2	CASH FUNDS	166,268.74	11,719.82	33,976.38	20.43		132,292.36
BUDGETED EXPENDITURES TOTAL		166,268.74	11,719.82	33,976.38	20.43	0.00	132,292.36
BUDGETED FUND TYPES - REVENUES							
470000 REVENUE - SALES AND CHARGES							
475163	AMC REGISTERED NEW FEES	4,000.00-					4,000.00-
475164	AMC APPLICATION FEES	700.00-	350.00-	700.00-	100.00		
475165	AMC REGISTERED RENEWAL	99,000.00-	3,000.00-	15,000.00-	15.15		84,000.00-
475166	FED REG AMC RPT FORM PROC FEES	700.00-					700.00-
476101	LATE PROCESSING FEES	275.00-		100.00-	36.36		175.00-
Major Account 470000 Total		104,675.00-	3,350.00-	15,800.00-	15.09	0.00	88,875.00-
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	9,000.00-	768.28-	3,139.43-	34.88		5,860.57-
484500	REIMB NON-GOVT SOURCES	500.00-		20.00-	4.00		480.00-
Major Account 480000 Total		9,500.00-	768.28-	3,159.43-	33.26	0.00	6,340.57-

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED REVENUE TOTAL	114,175.00-	4,118.28-	18,959.43-	16.61	0.00	95,215.57-
SUMMARY BY FUND TYPE - REVENUE						
2 CASH FUNDS	114,175.00-	4,118.28-	18,959.43-	16.61		95,215.57-
BUDGETED REVENUE TOTAL	114,175.00-	4,118.28-	18,959.43-	16.61	0.00	95,215.57-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.471121.		582936	09/20/24	RC	RB	NRPAB DEPOSIT 240920	7612780		25.00-
Total for Object			471121 CONTINUING ED NEW FEES									25.00-
25310	079	000	53105018.475150.		580788	09/10/24	RC	RB	NRPAB DEPOSIT 240910	7600962		300.00-
25310	079	000	53105018.475150.		582936	09/20/24	RC	RB	NRPAB DEPOSIT 240920	7612780		300.00-
Total for Object			475150 CERTIFIED GENERAL NEW FEES									600.00-
25310	079	000	53105018.475152.		582363	09/18/24	RC	RB	NRPAB DEPOSIT 240918	7610075		45.25-
25310	079	000	53105018.475152.		583399	09/24/24	RC	RB	NRPAB DEPOSIT 240925	7616516		45.25-
Total for Object			475152 FINGERPRINT FEES									90.50-
25310	079	000	53105018.475153.		583399	09/24/24	RC	RB	NRPAB DEPOSIT 240925	7616516		300.00-
Total for Object			475153 CERTIFIED RESIDENTIAL NEW									300.00-
25310	079	000	53105018.475154.		579878	09/03/24	RC	RB	NRPAB APP REN EFW DEP 240903	7592976		550.00-
25310	079	000	53105018.475154.		580305	09/04/24	RC	RB	NRPAB APP REN EFW DEP 240904	7595772		550.00-
25310	079	000	53105018.475154.		580153	09/05/24	RC	RB	NRPAB DEPOSIT 240905	7596466		825.00-
25310	079	000	53105018.475154.		580788	09/10/24	RC	RB	NRPAB DEPOSIT 240910	7600962		550.00-
25310	079	000	53105018.475154.		581155	09/10/24	RC	RB	NRPAB APP REN DEP 240910	7601708		550.00-
25310	079	000	53105018.475154.		582409	09/17/24	RC	RB	NRPAB APP REN EFW DEP 240917	7609497		550.00-
25310	079	000	53105018.475154.		583325	09/23/24	RC	RB	NRPAB APP REN EFW DEP 240923	7614971		1,100.00-
25310	079	000	53105018.475154.		583878	09/26/24	RC	RB	NRPAB APP REN EFW DEP 240926	7619466		1,100.00-
Total for Object			475154 CERTIFIED GENERAL RENEWAL									5,775.00-
25310	079	000	53105018.475155.		580934	09/09/24	RC	RB	NRPAB APP REN EFW DEP 240909	7600640		550.00-
Total for Object			475155 LICENSED RENEWAL									550.00-
25310	079	000	53105018.475157.		581155	09/10/24	RC	RB	NRPAB APP REN DEP 240910	7601708		550.00-
25310	079	000	53105018.475157.		581877	09/16/24	RC	RB	NRPAB APP REN EFW DEP 240916	7607668		275.00-
25310	079	000	53105018.475157.		583325	09/23/24	RC	RB	NRPAB APP REN EFW DEP 240923	7614971		275.00-
25310	079	000	53105018.475157.		583561	09/24/24	RC	RB	NRPAB APP REN EFW DEP 240924	7617227		275.00-
25310	079	000	53105018.475157.		583679	09/25/24	RC	RB	NRPAB APP REN EFW DEP 240925	7617950		550.00-
Total for Object			475157 CERTIFIED RESIDENTIAL RENEWAL									1,925.00-
25310	079	000	53105018.475161.		579751	09/03/24	RC	RB	NRPAB DEPOSIT 240903	7593392		50.00-
25310	079	000	53105018.475161.		580153	09/05/24	RC	RB	NRPAB DEPOSIT 240905	7596466		50.00-
25310	079	000	53105018.475161.		580788	09/10/24	RC	RB	NRPAB DEPOSIT 240910	7600962		250.00-
25310	079	000	53105018.475161.		581454	09/12/24	RC	RB	NRPAB DEPOSIT 240913	7605128		50.00-
25310	079	000	53105018.475161.		582363	09/18/24	RC	RB	NRPAB DEPOSIT 240918	7610075		150.00-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.475161.		582936	09/20/24	RC	RB	NRPAB DEPOSIT 240920	7612780		50.00-
25310	079	000	53105018.475161.		583791	09/27/24	RC	RB	NRPAB DEPOSIT 240927	7620105		150.00-
Total for Object			475161 TEMPORARY CERTIFIED GENERAL									700.00-
25310	079	000	53105018.475234.		579751	09/03/24	RC	RB	NRPAB DEPOSIT 240903	7593392		100.00-
25310	079	000	53105018.475234.		580153	09/05/24	RC	RB	NRPAB DEPOSIT 240905	7596466		100.00-
25310	079	000	53105018.475234.		580788	09/10/24	RC	RB	NRPAB DEPOSIT 240910	7600962		500.00-
25310	079	000	53105018.475234.		581454	09/12/24	RC	RB	NRPAB DEPOSIT 240913	7605128		100.00-
25310	079	000	53105018.475234.		582363	09/18/24	RC	RB	NRPAB DEPOSIT 240918	7610075		350.00-
25310	079	000	53105018.475234.		582936	09/20/24	RC	RB	NRPAB DEPOSIT 240920	7612780		100.00-
25310	079	000	53105018.475234.		583399	09/24/24	RC	RB	NRPAB DEPOSIT 240925	7616516		150.00-
25310	079	000	53105018.475234.		583791	09/27/24	RC	RB	NRPAB DEPOSIT 240927	7620105		300.00-
Total for Object			475234 APPLICATION FEES									1,700.00-
25310	079	000	53105018.481100.		24280552	09/20/24	JE	G	OIP Aug 24 2.86702%	7614288		941.64-
Total for Object			481100 INVESTMENT INCOME									941.64-
25310	079	000	53105018.484500.		579751	09/03/24	RC	RB	NRPAB DEPOSIT 240903	7593392		575.00-
25310	079	000	53105018.484500.		580153	09/05/24	RC	RB	NRPAB DEPOSIT 240905	7596466		40.00-
Total for Object			484500 REIMB NON-GOVT SOURCES									615.00-
25310	079	000	53105018.511100.		3183584	09/04/24	T2	7	PAYROLL LABOR DISTRIBUTION	7589249		5,370.70
25310	079	000	53105018.511100.		3184051	09/18/24	T2	7	PAYROLL LABOR DISTRIBUTION	7602567		4,078.70
Total for Object			511100 PERMANENT SALARIES-WAGES									9,449.40
25310	079	000	53105018.511600.		3183584	09/04/24	T2	7	PAYROLL LABOR DISTRIBUTION	7589249		325.00
Total for Object			511600 PER DIEM PAYMENTS									325.00
25310	079	000	53105018.512100.		3183584	09/04/24	T2	7	PAYROLL LABOR DISTRIBUTION	7589249		423.94
25310	079	000	53105018.512100.		3184051	09/18/24	T2	7	PAYROLL LABOR DISTRIBUTION	7602567		1,163.89
Total for Object			512100 VACATION LEAVE EXPENSE									1,587.83
25310	079	000	53105018.512200.		3183584	09/04/24	T2	7	PAYROLL LABOR DISTRIBUTION	7589249		38.32
25310	079	000	53105018.512200.		3184051	09/18/24	T2	7	PAYROLL LABOR DISTRIBUTION	7602567		6.85
Total for Object			512200 SICK LEAVE EXPENSE									45.17
25310	079	000	53105018.512300.		3184051	09/18/24	T2	7	PAYROLL LABOR DISTRIBUTION	7602567		583.30
Total for Object			512300 HOLIDAY LEAVE EXPENSE									583.30

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.515100.		3183585	09/04/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7589249		436.77
25310	079	000	53105018.515100.		3184052	09/18/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7602567		436.78
Total for Object			515100 RETIREMENT PLANS EXPENSE									873.55
25310	079	000	53105018.515200.		3183585	09/04/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7589249		422.19
25310	079	000	53105018.515200.		3184052	09/18/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7602567		397.33
Total for Object			515200 FICA EXPENSE									819.52
25310	079	000	53105018.515500.		3183585	09/04/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7589249		1,617.69
25310	079	000	53105018.515500.		3184052	09/18/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7602567		1,617.63
Total for Object			515500 HEALTH INSURANCE EXPENSE									3,235.32
25310	079	000	53105018.521100.		24162597	09/05/24	JE	G	NRPAB POSTAGE JULY 2024	7597752		.62-
25310	079	000	53105018.521100.		24273335	09/19/24	JE	G	POSTAGE DUE AUG 2024	7612251		121.41
Total for Object			521100 POSTAGE EXPENSE									120.79
25310	079	000	53105018.521400.		55689586	09/02/24	PV	V	AS - OCIO - IMSERVICES	7582026		2,462.28
25310	079	000	53105018.521400.		55790785	09/04/24	PV	V	AS - OCIO - COMMUNICATIONS	7596695		114.24
Total for Object			521400 CIO CHARGES									2,576.52
25310	079	000	53105018.522200.		24154867	09/04/24	J1	G	PURCHASE CARD TRANSACTION	7595657		422.50
Total for Object			522200 CONFERENCE REGISTRATION									422.50
25310	079	000	53105018.524600.		55689741	09/02/24	PV	V	SECRETARY OF STATE	7582186		19.31
25310	079	000	53105018.524600.		24108370	09/09/24	JE	G	RENT & LB530 SEPT 2024 - OTHER	7588647		1,034.31
25310	079	000	53105018.524600.		24206759	09/11/24	JE	G	NRPAB RENT SEPTEMBER 2024	7604148		362.01-
25310	079	000	53105018.524600.		55843109	09/10/24	PV	V	SECRETARY OF STATE	7609081		19.31
Total for Object			524600 RENT EXPENSE-BUILDINGS									710.92
25310	079	000	53105018.524900.		24108370	09/09/24	JE	G	RENT & LB530 SEPT 2024 - OTHER	7588647		348.91
25310	079	000	53105018.524900.		24206759	09/11/24	JE	G	NRPAB RENT SEPTEMBER 2024	7604148		122.12-
Total for Object			524900 RENT EXP-DEPR SURCHARGE									226.79
25310	079	000	53105018.527100.		55795936	09/05/24	PV	V	AS - BUILDING DIVISION	7597829		88.40
Total for Object			527100 REP & MAINT-OFFICE EQUIP									88.40
25310	079	000	53105018.539500.		55789506	09/04/24	PC	V	Purchase Card Offset	7595557		650.00
25310	079	000	53105018.539500.		24154867	09/04/24	J1	G	PURCHASE CARD TRANSACTION	7595657		1.38
25310	079	000	53105018.539500.		24154867	09/04/24	J1	G	PURCHASE CARD TRANSACTION	7595657		1.38-

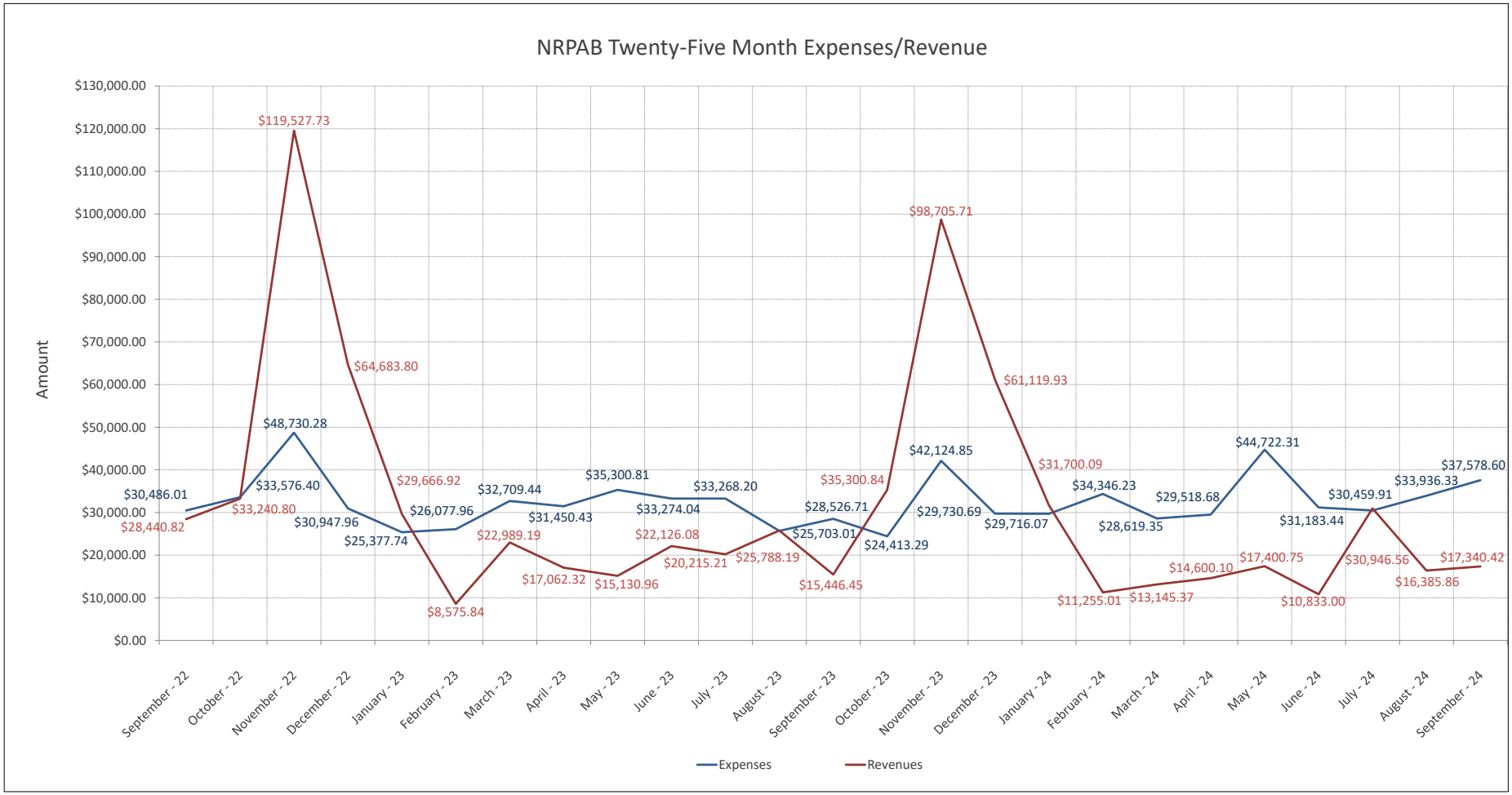
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.539500.		24154867	09/04/24	J1	G	PURCHASE CARD TRANSACTION	7595657		650.00-
Total for Object			539500 PURCHASING CARD SUSPENSE									
25310	079	000	53105018.554900.		55700203	09/03/24	PV	V	REALCORP	7585873		625.00
25310	079	000	53105018.554900.		55795854	09/05/24	PV	V	BAUERMEISTER APPRAISAL SERVICE	7597799		250.00
25310	079	000	53105018.554900.		55795863	09/05/24	PV	V	REALCORP	7597809		500.00
25310	079	000	53105018.554900.		55808823	09/09/24	PV	V	NEBRASKA STATE PATROL	7601344		271.50
25310	079	000	53105018.554900.		55860501	09/18/24	PV	V	INGALLS APPRAISALS LLC	7611796		750.00
25310	079	000	53105018.554900.		55867091	09/19/24	PV	V	CASE, SCOTT	7613268		1,500.00
Total for Object			554900 OTHER CONTRACTUAL SERVICES									3,896.50
25310	079	000	53105018.571100.		55860348	09/18/24	PV	V	CORNHUSKER HOTEL	7611689		208.65
Total for Object			571100 LODGING									208.65
25310	079	000	53105018.571800.		55689645	09/02/24	PV	V	MINSHULL, DEREK	7582093		40.27
25310	079	000	53105018.571800.		55689664	09/02/24	PV	V	DOWNING, BONNIE M	7582112		40.27
25310	079	000	53105018.571800.		55689679	09/02/24	PV	V	JOHNSON, RODNEY D	7582132		40.27
Total for Object			571800 MEALS - TRAVEL STATUS									120.81
25310	079	000	53105018.574500.		55689645	09/02/24	PV	V	MINSHULL, DEREK	7582093		200.33
25310	079	000	53105018.574500.		55689664	09/02/24	PV	V	DOWNING, BONNIE M	7582112		204.68
25310	079	000	53105018.574500.		55689679	09/02/24	PV	V	JOHNSON, RODNEY D	7582132		100.17
25310	079	000	53105018.574500.		55689695	09/02/24	PV	V	HERMSEN, KEVIN P	7582145		37.45
Total for Object			574500 PERSONAL VEHICLE MILEAGE									542.63
25310	079	000	53105018.575100.		55689645	09/02/24	PV	V	MINSHULL, DEREK	7582093		7.31
25310	079	000	53105018.575100.		55689664	09/02/24	PV	V	DOWNING, BONNIE M	7582112		7.31
25310	079	000	53105018.575100.		55689679	09/02/24	PV	V	JOHNSON, RODNEY D	7582132		7.31
25310	079	000	53105018.575100.		55689695	09/02/24	PV	V	HERMSEN, KEVIN P	7582145		3.25
Total for Object			575100 MISC TRAVEL EXPENSE									25.18
Total for Business Unit		53105018	NE REAL PROPERTY APPRAISER									12,636.64
25320	079	000	53105200.475164.		583790	09/27/24	RC	RB	NRPAB AMC DEPOSIT 240927	7620070		350.00-
Total for Object			475164 AMC APPLICATION FEES									350.00-
25320	079	000	53105200.475165.		582411	09/17/24	RC	RB	NRPAB AMC REN EFW DEP 240917	7610027		3,000.00-
Total for Object			475165 AMC REGISTERED RENEWAL									3,000.00-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.481100.		24280552	09/20/24	JE	G	OIP Aug 24 2.86702%	7614288		768.28-
Total for Object			481100 INVESTMENT INCOME									768.28-
25320	079	000	53105200.511100.		3183584	09/04/24	T2	7	PAYROLL LABOR DISTRIBUTION	7589249		2,892.22
25320	079	000	53105200.511100.		3184051	09/18/24	T2	7	PAYROLL LABOR DISTRIBUTION	7602567		2,196.33
Total for Object			511100 PERMANENT SALARIES-WAGES									5,088.55
25320	079	000	53105200.511600.		3183584	09/04/24	T2	7	PAYROLL LABOR DISTRIBUTION	7589249		175.00
Total for Object			511600 PER DIEM PAYMENTS									175.00
25320	079	000	53105200.512100.		3183584	09/04/24	T2	7	PAYROLL LABOR DISTRIBUTION	7589249		228.07
25320	079	000	53105200.512100.		3184051	09/18/24	T2	7	PAYROLL LABOR DISTRIBUTION	7602567		626.80
Total for Object			512100 VACATION LEAVE EXPENSE									854.87
25320	079	000	53105200.512200.		3183584	09/04/24	T2	7	PAYROLL LABOR DISTRIBUTION	7589249		20.55
25320	079	000	53105200.512200.		3184051	09/18/24	T2	7	PAYROLL LABOR DISTRIBUTION	7602567		3.85
Total for Object			512200 SICK LEAVE EXPENSE									24.40
25320	079	000	53105200.512300.		3184051	09/18/24	T2	7	PAYROLL LABOR DISTRIBUTION	7602567		314.09
Total for Object			512300 HOLIDAY LEAVE EXPENSE									314.09
25320	079	000	53105200.515100.		3183585	09/04/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7589249		235.19
25320	079	000	53105200.515100.		3184052	09/18/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7602567		235.18
Total for Object			515100 RETIREMENT PLANS EXPENSE									470.37
25320	079	000	53105200.515200.		3183585	09/04/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7589249		227.35
25320	079	000	53105200.515200.		3184052	09/18/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7602567		213.94
Total for Object			515200 FICA EXPENSE									441.29
25320	079	000	53105200.515500.		3183585	09/04/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7589249		871.07
25320	079	000	53105200.515500.		3184052	09/18/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7602567		871.13
Total for Object			515500 HEALTH INSURANCE EXPENSE									1,742.20
25320	079	000	53105200.521100.		24162597	09/05/24	JE	G	NRPAB POSTAGE JULY 2024	7597752		.62
Total for Object			521100 POSTAGE EXPENSE									.62
25320	079	000	53105200.521400.		55689586	09/02/24	PV	V	AS - OCIO - IMSERVICES	7582026		1,283.72
25320	079	000	53105200.521400.		55790785	09/04/24	PV	V	AS - OCIO - COMMUNICATIONS	7596695		61.52
Total for Object			521400 CIO CHARGES									1,345.24

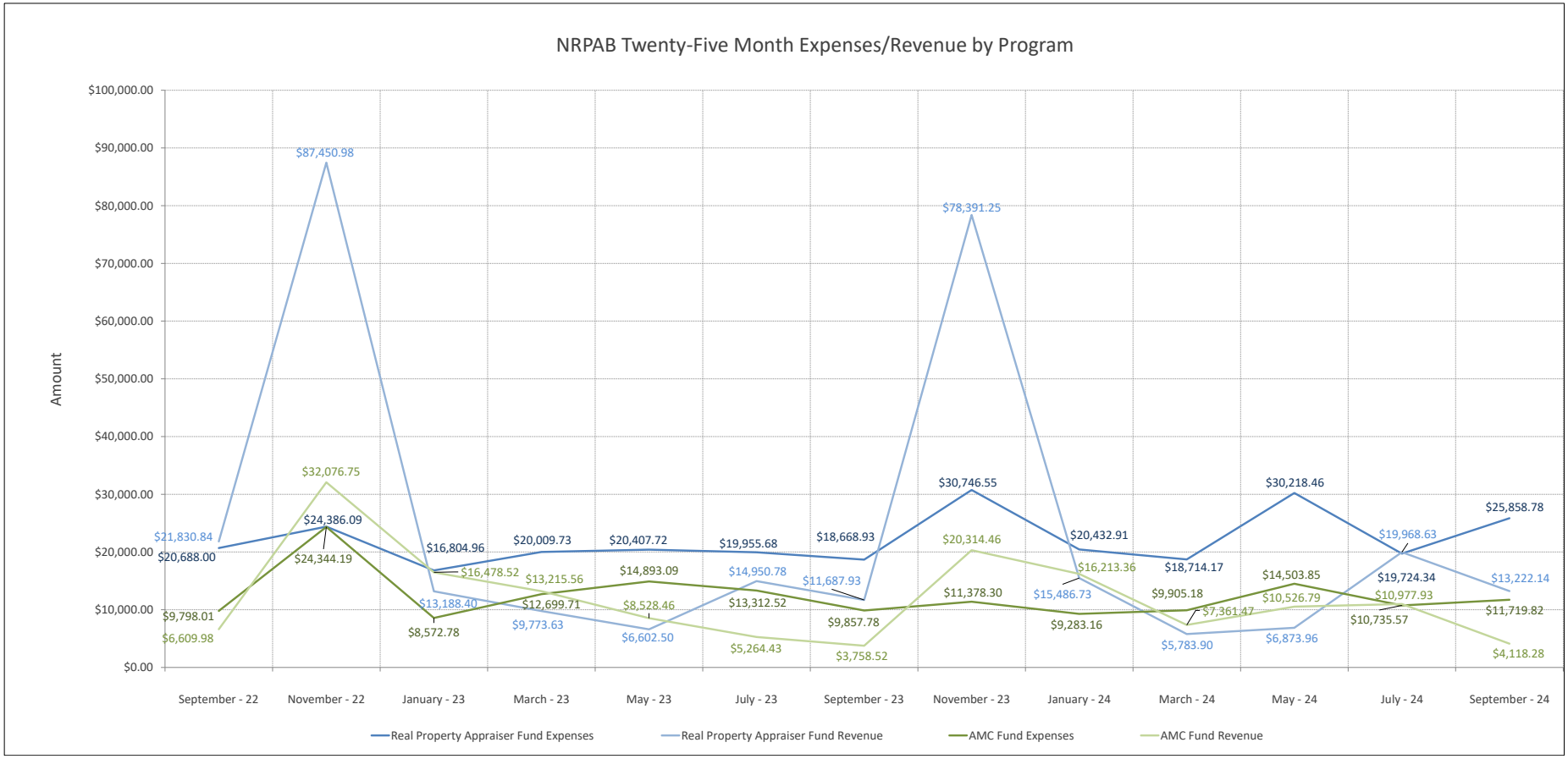
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.522200.		24154867	09/04/24	J1	G	PURCHASE CARD TRANSACTION	7595657		227.50
Total for Object			522200 CONFERENCE REGISTRATION									227.50
25320	079	000	53105200.524600.		55689741	09/02/24	PV	V	SECRETARY OF STATE	7582186		10.39
25320	079	000	53105200.524600.		24206759	09/11/24	JE	G	NRPAB RENT SEPTEMBER 2024	7604148		362.01
25320	079	000	53105200.524600.		55843109	09/10/24	PV	V	SECRETARY OF STATE	7609081		10.39
Total for Object			524600 RENT EXPENSE-BUILDINGS									382.79
25320	079	000	53105200.524900.		24206759	09/11/24	JE	G	NRPAB RENT SEPTEMBER 2024	7604148		122.12
Total for Object			524900 RENT EXP-DEPR SURCHARGE									122.12
25320	079	000	53105200.527100.		55795936	09/05/24	PV	V	AS - BUILDING DIVISION	7597829		47.60
Total for Object			527100 REP & MAINT-OFFICE EQUIP									47.60
25320	079	000	53105200.571100.		55860348	09/18/24	PV	V	CORNHUSKER HOTEL	7611689		112.35
Total for Object			571100 LODGING									112.35
25320	079	000	53105200.571800.		55689645	09/02/24	PV	V	MINSHULL, DEREK	7582093		21.69
25320	079	000	53105200.571800.		55689664	09/02/24	PV	V	DOWNING, BONNIE M	7582112		21.69
25320	079	000	53105200.571800.		55689679	09/02/24	PV	V	JOHNSON, RODNEY D	7582132		21.69
Total for Object			571800 MEALS - TRAVEL STATUS									65.07
25320	079	000	53105200.574500.		55689645	09/02/24	PV	V	MINSHULL, DEREK	7582093		107.87
25320	079	000	53105200.574500.		55689664	09/02/24	PV	V	DOWNING, BONNIE M	7582112		110.22
25320	079	000	53105200.574500.		55689679	09/02/24	PV	V	JOHNSON, RODNEY D	7582132		53.93
25320	079	000	53105200.574500.		55689695	09/02/24	PV	V	HERMSEN, KEVIN P	7582145		20.17
Total for Object			574500 PERSONAL VEHICLE MILEAGE									292.19
25320	079	000	53105200.575100.		55689645	09/02/24	PV	V	MINSHULL, DEREK	7582093		3.94
25320	079	000	53105200.575100.		55689664	09/02/24	PV	V	DOWNING, BONNIE M	7582112		3.94
25320	079	000	53105200.575100.		55689679	09/02/24	PV	V	JOHNSON, RODNEY D	7582132		3.94
25320	079	000	53105200.575100.		55689695	09/02/24	PV	V	HERMSEN, KEVIN P	7582145		1.75
Total for Object			575100 MISC TRAVEL EXPENSE									13.57
Total for Business Unit		53105200	AMC LICENSING									7,601.54
Total for Division		000										20,238.18

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Agency		053	REAL PROPERTY APPRAISER BD									20,238.18

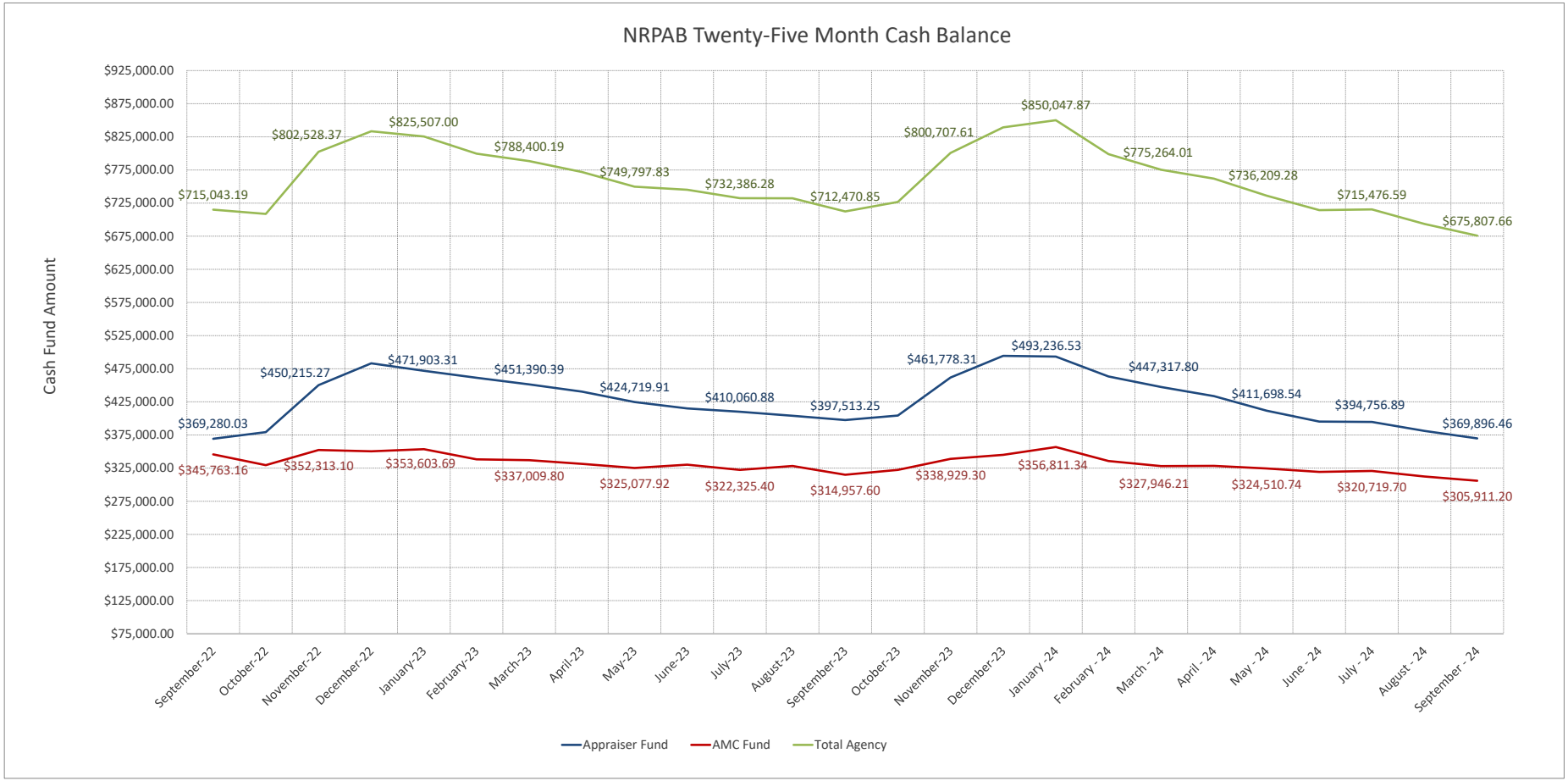
Financial Report and Considerations - Financial Charts



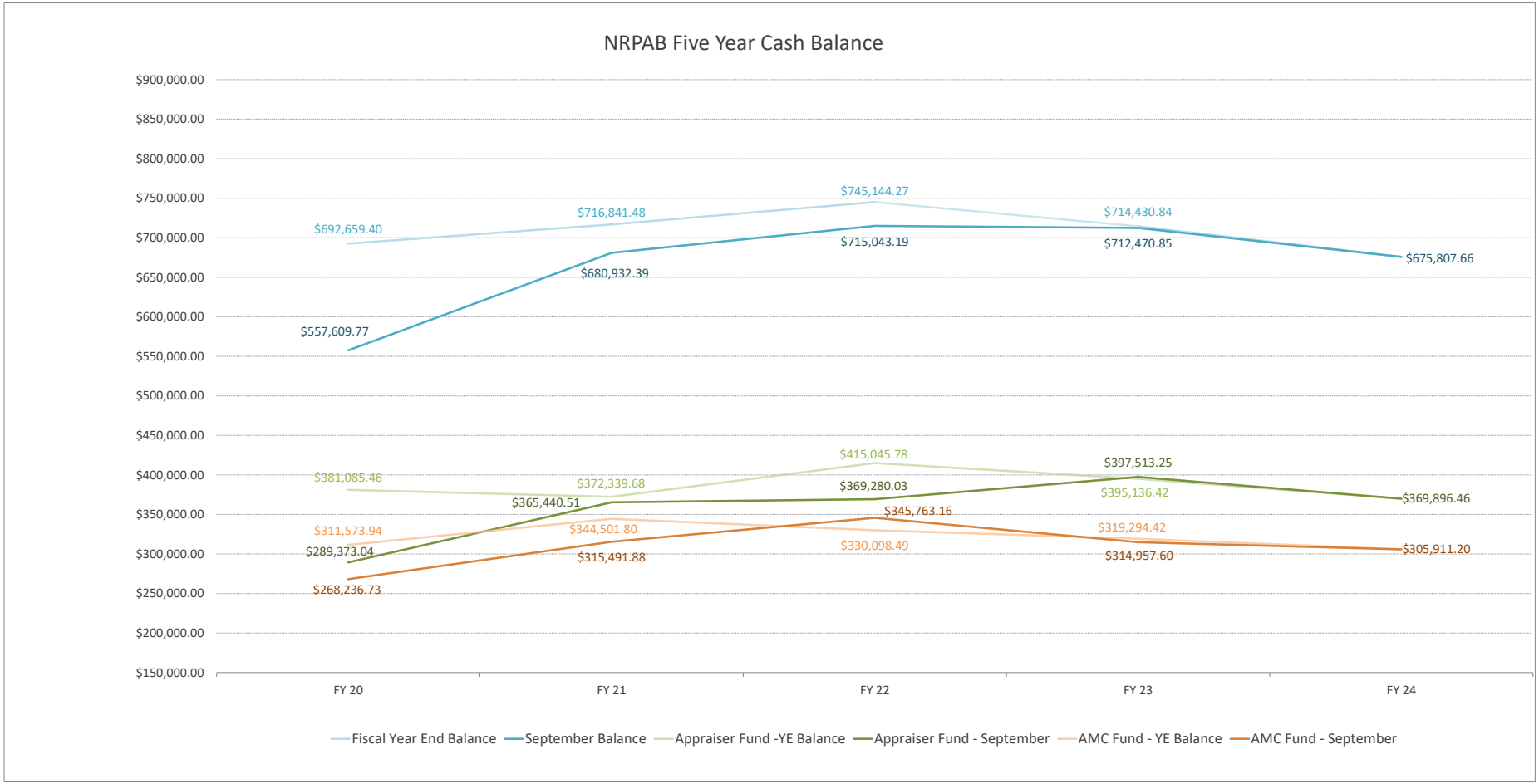
Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



NRPAB
Nebraska Real Property Appraiser Board

2025 Update to Nebraska Real Property Appraiser Act Summary (REQ00112)

The purpose of REQ00112 is to update the Nebraska Real Property Appraiser Act ("Act") to implement the use of a contingent dismissal in lieu of disciplinary action. Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA") requires that real estate appraisals be performed in accordance with generally accepted uniform appraisal standards, known as the Uniform Standards of Professional Appraisal Practice ("USPAP"), and are to be performed by an individual whose competency has been demonstrated, and whose professional conduct is subject to effective state supervision. USPAP consists of up to seventy-three standards (not including advisory opinions) pertaining to professional ethics, appraisal development, and appraisal reporting that a real property appraiser must adhere to when engaged in real property appraisal practice for each assignment. The intent of the Board's regulatory program is to be educational in practice when possible. The Nebraska Real Property Appraiser Board has no remedy to cure minor unintentional violations of the Act, without a real property appraiser suffering the ramifications of discipline on their record, for violations that do not rise to the level of filing a formal complaint and a dismissal with a written advisory opinion does not provide adequate oversight to ensure that the issues leading to violations are corrected.

The following language changes are included in REQ00112:

- The following language is stricken from subdivision "c" *(page 2: lines 23-27)* in Neb. Rev. Stat. § 76-2239(1) and reinserted in subdivision "a" *(page 2: lines 6-10)* for clarification:

  "Upon receipt of information indicating that a person may have violated any provision of the Real Property Appraiser Act, the board shall make an investigation of the facts to determine whether or not there is evidence of a violation. If technical assistance is required, the board may contract with or use qualified persons."

- "or, at the board's discretion, enter into a contingent dismissal agreement with remedial measures with a credential holder" is added to Neb. Rev. Stat. § 76-2239(1)(b) to provide authority to the Board to enter into a contingent dismissal with a real property appraiser for violations of the Act *(page 2: lines 14-15)*. This language pertains to actions that the Board may take against a real property appraiser for violations of the Act.

- "A successfully completed contingent dismissal agreement is not disciplinary action" is added to Neb. Rev. Stat. § 76-2239(1)(c) to clarify that the successful completion of a contingent dismissal agreement by a real property appraiser is not considered to be disciplinary action reported to the Appraisal Subcommittee *(page 2: lines 14-15)*.

- "or enter into contingent dismissal agreements" is added to Neb. Rev. Stat. § 76-2239(2)(a) to provide the Board authority to offer a contingent dismissal agreement when an investigation indicates that a person may have violated a provision of the Act *(page 3: line 1)*. This language pertains to when a contingent dismissal agreement may be offered.

REQ 00112
QNC - 09/24/2024

LEGISLATURE OF NEBRASKA

ONE HUNDRED NINTH LEGISLATURE

FIRST SESSION

LEGISLATIVE BILL

Introduced by

Read first time

Committee:

A BILL FOR AN ACT relating to the Real Property Appraiser Act; to amend section 76-2239, Revised Statutes Cumulative Supplement, 2024; to change provisions relating to disciplinary actions against credential holders; and to repeal the original section.

Be it enacted by the people of the State of Nebraska,

REQ 00112
QNC - 09/24/2024

Section 1. Section 76-2239, Revised Statutes Cumulative Supplement, 2024, is amended to read:

76-2239 (1)(a) ~~(1)~~ The board may, upon its own motion, and shall, upon the written complaint of any aggrieved person, cause an investigation to be made with respect to an alleged violation of the Real Property Appraiser Act. Upon receipt of information indicating that a person may have violated any provision of the Real Property Appraiser Act, the board shall make an investigation of the facts to determine whether or not there is evidence of a violation. If technical assistance is required, the board may contract with or use qualified persons.

(b) The board may revoke or suspend the credential or otherwise discipline a credential holder, revoke or suspend a qualifying or continuing education course or activity, deny any application, ~~or~~ issue a cease and desist order, or, at the board's discretion, enter into a contingent dismissal agreement with remedial measures with a credential holder for any violation of the Real Property Appraiser Act.

(c) Any disciplinary action taken against a credentialed real property appraiser, including any action that limits a credentialed real property appraiser's ability to engage in real property appraisal practice, shall be reported to federal authorities as required by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989. A successfully completed contingent dismissal agreement is not disciplinary action. ~~Upon receipt of information indicating that a person may have violated any provision of the Real Property Appraiser Act, the board shall make an investigation of the facts to determine whether or not there is evidence of a violation. If technical assistance is required, the board may contract with or use qualified persons.~~

(2)(a) If an investigation indicates that a person may have violated a provision of the act, the board may offer the person an opportunity to voluntarily and informally discuss the alleged violation before the board. The board may enter into consent agreements, ~~or~~ negotiate

REQ 00112
QNC - 09/24/2024

settlements, or enter into contingent dismissal agreements.

(b) If an investigation indicates that a person not holding a credential under the act has violated a provision of the act, the board may issue a cease and desist order or refer the investigation to the appropriate county attorney for the consideration of formal charges.

(c) If an investigation indicates that a credential holder has violated a provision of the act, a formal complaint shall be prepared by the board and served upon the credential holder. The complaint shall require the credential holder to file an answer within thirty days of the date of service. In responding to a complaint, the credential holder may admit the allegations of the complaint, deny the allegations of the complaint, or plead otherwise. Failure to make a timely response shall be deemed an admission of the allegations of the complaint. Upon receipt of an answer to the complaint, the director or chairperson of the board shall set a date, time, and place for an administrative hearing on the complaint. The date of the hearing shall not be less than thirty nor more than one hundred twenty days from the date that the answer is filed unless such date is extended for good cause.

Sec. 2. Original section 76-2239, Revised Statutes Cumulative Supplement, 2024, is repealed.

2025 Update to Nebraska Real Property Appraiser Act Summary (REQ00113)

The purpose of REQ00113 is to update the Nebraska Appraisal Management Registration Act ("Act") to implement the use of a contingent dismissal in lieu of disciplinary action, and replace, "a person applying for issuance of a registration or renewal of a registration" with "An appraisal management company" in Neb. Rev. Stat. § 76-3207(1) to clarify the intent of the language. The AMC Rule implements the minimum requirements in the Dodd-Frank Wall Street Reform and Consumer Protection Act, which added a new Section 1124 to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 concerning the registration and supervision of appraisal management companies ("AMC"). The AMC Rule requires that each state conduct investigations of AMCs to assess potential violations of applicable appraisal-related laws, regulations, or orders; Discipline, suspend, terminate, or deny renewal of the registration of an AMC that violates applicable appraisal-related laws, regulations, or orders. The intent of the Board's regulatory program is to be educational in practice when possible. The Nebraska Real Property Appraiser Board has no remedy to cure minor unintentional violations of the Act, without an AMC suffering the ramifications of discipline on its record, for violations that do not rise to the level of filing a formal complaint and when a dismissal with a written advisory opinion does not provide adequate oversight to ensure that the issues leading to violations are corrected.

The following language changes are included in REQ00113:

- "a person applying for issuance of a registration or renewal of a registration" is stricken and "An appraisal management company" is added in Neb. Rev. Stat. § 76-3207(1) to clarify that ownership requirements apply to owners of an AMC, not applicants only at the time of application *(page 2: lines 3-4)*.

- "or, at the board's discretion, enter into a contingent dismissal agreement with remedial measures with a credential holder" is added to Neb. Rev. Stat. § 76-3216(4) to provide authority to the Board to enter into a contingent dismissal with an AMC for violations of the Act *(page 4: lines 16-18)*.

- "A successfully completed contingent dismissal agreement is not disciplinary action" is added to Neb. Rev. Stat. § 76-3216(6) to clarify that the successful completion of a contingent dismissal agreement by a real property appraiser is not considered to be disciplinary action reported to the Appraisal Subcommittee *(page 5: lines 21-22)*.

REQ 00113
QNC - 09/24/2024

LEGISLATURE OF NEBRASKA

ONE HUNDRED NINTH LEGISLATURE

FIRST SESSION

LEGISLATIVE BILL

Introduced by

Read first time

Committee:

A BILL FOR AN ACT relating to the Nebraska Appraisal Management Company Registration Act; to amend sections 76-3207 and 76-3216, Revised Statutes Cumulative Supplement, 2024; to change provisions relating to restrictions on ownership of appraisal management companies and violations by appraisal management companies; and to repeal the original sections.

Be it enacted by the people of the State of Nebraska,

REQ 00113
QNC - 09/24/2024

Section 1. Section 76-3207, Revised Statutes Cumulative Supplement, 2024, is amended to read:

76-3207 (1) An appraisal management company ~~A person applying for issuance of a registration or renewal of a registration~~ shall not:

(a) In whole or in part, directly or indirectly, be owned by any person who has had a real property appraiser credential or equivalent refused, denied, canceled, or revoked or who has surrendered a real property appraiser credential or equivalent in lieu of revocation in any jurisdiction for a substantive cause as determined by the board; and

(b) Be more than ten percent owned by a person who is not of good moral character, which for purposes of this section shall require that such person has not been convicted of, or entered a plea of nolo contendere to, a felony relating to the real property appraisal practice or any crime involving fraud, misrepresentation, or moral turpitude or failed to submit to a criminal history record check through the Nebraska State Patrol and the Federal Bureau of Investigation.

(2) For purposes of subdivision (1)(b) of this section, each individual owner of more than ten percent of an appraisal management company shall:

(a) At the time an application for issuance of a registration is made, submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation;

(b) At the time an application for renewal of a registration is made, submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation if a fingerprint-based national criminal history records check has not been completed pursuant to subdivision (2)(a) of this section; and

REQ 00113
QNC - 09/24/2024

(c) At the time an individual owner of more than ten percent of an appraisal management company is identified by the board, submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation if a fingerprint-based national criminal history records check has not been completed pursuant to subdivision (2)(a) or (2)(b) of this section.

(3) The board shall pay the Nebraska State Patrol the costs associated with conducting a fingerprint-based national criminal history record check through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the board.

(4) For the purpose of subdivision (1)(a) of this section, a person is not barred from issuance of a registration if the real property appraiser credential or equivalent of the person with an ownership interest was not refused, denied, canceled, revoked, or surrendered in lieu of revocation for a substantive cause as determined by the board and has been reinstated by the jurisdiction in which the action was taken.

Sec. 2. Section 76-3216, Revised Statutes Cumulative Supplement, 2024, is amended to read:

76-3216 (1) It is unlawful for a person to directly or indirectly engage in or attempt to engage in business as an appraisal management company or to advertise or hold itself out as engaging in or conducting business as an appraisal management company in this state without first obtaining a registration or by meeting the requirements as a federally regulated appraisal management company.

(2) Except as provided in section 76-3204, any person who, directly or indirectly for another, offers, attempts, or agrees to perform all actions described in subdivision (6) of section 76-3202 or any action described in subdivision (7) of such section, shall be deemed an appraisal management company within the meaning of the Nebraska Appraisal

REQ 00113
QNC - 09/24/2024

Management Company Registration Act, and such action shall constitute sufficient contact with this state for the exercise of personal jurisdiction over such person in any action arising out of the act.

(3) The board may issue a cease and desist order against any person who violates this section by performing any action described in subdivision (6) or (7) of section 76-3202 without the appropriate registration. Such order shall be final ten days after issuance unless such person requests a hearing pursuant to section 76-3217. The board may, through the Attorney General, obtain an order from the district court for the enforcement of the cease and desist order.

(4) To the extent permitted by any applicable federal legislation or regulation, the board may censure an appraisal management company, conditionally or unconditionally suspend or revoke its registration, ~~or~~ levy fines or impose civil penalties not to exceed five thousand dollars for a first offense and not to exceed ten thousand dollars for a second or subsequent offense, or, at the board's discretion, enter into a contingent dismissal agreement with remedial measures with an appraisal management company if the board determines that an appraisal management company is attempting to perform, has performed, or has attempted to perform any of the following:

(a) A material violation of the act;

(b) A violation of any rule or regulation adopted and promulgated by the board; or

(c) Procurement of a registration for itself or any other person by fraud, misrepresentation, or deceit.

(5) In order to promote voluntary compliance, encourage appraisal management companies to correct errors promptly, and ensure a fair and consistent approach to enforcement, the board shall endeavor to impose fines or civil penalties that are reasonable in light of the nature, extent, and severity of the violation. The board shall also take action against an appraisal management company's registration only after less

REQ 00113
QNC - 09/24/2024

severe sanctions have proven insufficient to ensure behavior consistent with the Nebraska Appraisal Management Company Registration Act. When deciding whether to impose a sanction permitted by subsection (4) of this section, determining the sanction that is most appropriate in a specific instance, or making any other discretionary decision regarding the enforcement of the act, the board shall consider whether an appraisal management company:

(a) Has an effective program reasonably designed to ensure compliance with the act;

(b) Has taken prompt and appropriate steps to correct and prevent the recurrence of any detected violations; and

(c) Has independently reported to the board any significant violations or potential violations of the act prior to an imminent threat of disclosure or investigation and within a reasonably prompt time after becoming aware of the occurrence of such violations.

(6) Any violation of appraisal-related laws or rules and regulations, and disciplinary action taken against an appraisal management company, shall be reported to the Appraisal Subcommittee as required by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, the AMC rule, and any policy or rule established by the Appraisal Subcommittee. A successfully completed contingent dismissal agreement is not disciplinary action.

Sec. 3. Original sections 76-3207 and 76-3216, Revised Statutes Cumulative Supplement, 2024, are repealed.

APPRAISAL SUBCOMMITTEE-FFIEC
QUARTERLY MEETING MINUTES
JUNE 12, 2024

LOCATION: Webex

ATTENDEES

MEMBERS: CFPB – Zixta Martinez (Chair)
FDIC – Luke Brown (Vice Chair)
FRB – Sarah Chae
HUD – Elizabeth Davis
NCUA – Viki Nahrwold

ALTERNATES: FDIC – Tom Lyons
FHFA – Julie Giesbrecht
FRB – Keshia King
HUD – Brian Barnes
NCUA – Ian Marenna
OCC – Jim Rives

STAFF: Executive Director – Jim Park
Acting Deputy Executive Director/Compliance Manager – John Brenan
Grants Director – Rae Frederique
Financial Manager – Girard Hull
Attorney Advisor – Ada Bohorfoush
Attorney Advisor – Natalie Lutz
Management and Program Analyst – Lori Schuster
IT Project Manager – Brian Kelly
Administrative Assistant – Oteal Griffin
Grants Management Specialist – Karla Cisneros
Regulatory Affairs Specialist – Kelly Luteijn

OBSERVERS: See attached list.

The Meeting was called to order at 10:01 a.m. by Chair Z. Martinez.

REPORTS

- **Chair**

  Z. Martinez welcomed attendees to the meeting. She introduced new NCUA member Viki Nahrwold and alternate Ian Marenna. V. Nahrwold was the NCUA alternate since 2022. Z. Martinez thanked JeanMarie Mattingly for her service as the NCUA representative and for her meaningful contributions to the ASC. Z. Martinez also welcomed the new CFPB alternate David Bleicken. She thanked John Schroeder for his 5 years of service on the ASC.

Z. Martinez also acknowledged the April 30 retirement of Deputy Executive Director Denise Graves who had been in that position since 2008.

- **Executive Director**

  J. Park updated the ASC on recent staff activity as noted below.

  - John Brenan has been named acting Deputy Executive Director. The Deputy Executive Director vacancy announcement was posted on USAJobs in mid-May and received over 200 applications. The U.S. Office of Personnel Management (OPM) is reviewing the applications.

  - The new General Counsel is scheduled to start on July 1.

  - The Program Manager and Attorney Advisor vacancy announcements were posted on USAJobs. Both announcements received over 200 applications. Applications for both positions are in the review process.

  - ASC staff and the enforcement working group continue to work on the Proposed Enforcement Rule. ASC staff hopes to have a draft ready for public comment by the end of 2024.

- **Compliance Reviews**

  J. Brenan provided an update on the Compliance Review Program. There were 6 State Appraiser Program Compliance Reviews and 6 State Appraisal Management Company (AMC) Program Compliance Reviews completed. Five Appraiser Programs received a finding of Good and were issued by the Executive Director under the delegation of authority. Those states are Kentucky, Louisiana, Michigan, New Mexico, and West Virginia. One Appraiser Program, Nevada, received a finding of Needs Improvement and was issued by the ASC Chair. The Appraiser Programs' top concerns fall under Temporary Practice, National Registry updates, and the state's application processes. All 6 AMC Programs received a finding of good and were issued by the Executive Director under the delegation of authority. Those states are Kentucky, Louisiana, Michigan, Nevada, New Mexico, and West Virginia. The top concerns for the AMC Programs fall under Statutes and Regulations and National Registry. Currently there are 17 Appraiser and 14 AMC state programs that are in various stages of a Compliance Review.

- **Grants Program**

  R. Frederique provided the grants update to the ASC. The State Agency Regulatory Support Grant Notice of Funding Availability (SARAS NOFA) first deadline was June 3. Ten applications were submitted. Six applications were from repeat recipients and four were from brand new state applicants. The second deadline for the SARAS NOFA is September 4. ASC staff will continue its outreach to states to make them aware of the SARAS NOFA. The Notice of Funding Availability for the Appraisal Foundation will be discussed later in this meeting.

- **Financial Manager**

  G. Hull gave an overview of the mid-year financial status as of March 31, 2024. The ASC has recognized revenue of $5M which represents 45% of the total Fiscal Year (FY) 2024 budgeted revenue of $11.3M. As of March 31, Appraiser Registry fees account for $2.2M or 44% of the total recognized revenue, and AMC registry fees account for $2.8M or 56% of the total recognized revenue. FY24 AMC fee revenue is roughly $881K less when compared to FY23 mid-year revenue. ASC staff attributes this to higher mortgage interest rates and AMC consolidations in FY24. Based on this current trend, ASC staff estimates total FY24 revenue of $10.4M equating to 92% of the original budgeted total of $11.2M. ASC staff will continue to monitor this activity closely and will keep the ASC apprised of any trends affecting revenue projections. Expenditures through March 31, 2024 totaled $3.6M representing 40% of the total FY24 budgeted expenditure amount of $8.9M. ASC staff does not foresee any unusual expenditure activity that will create abnormal budget variances.

- **Notation Vote**

  L. Schuster reported on the notation vote that occurred since the March 13, 2024 quarterly meeting.

    - The ASC 2023 Annual Report was approved with a 5-0 vote on June 5, 2024. Votes were not received from FDIC or OCC.

ACTION ITEMS

- **March 13, 2024 Quarterly Meeting Minutes**

  Z. Martinez asked for a motion to approve the March 13 quarterly meeting minutes. L. Brown made a motion to approve the March 13 quarterly meeting minutes as presented. V. Nahrwold seconded and all members present voted to approve.

- **Fiscal Year 2024 ASC Budget Reprogramming Request**

  G. Hull provided background on the FY24 ASC budget reprogramming request. ASC staff is requesting to obligate funds to the U.S. Department of the Interior's Assisted Acquisition Services to fund four FY25 non-IT contracts covering services for strategic communications, grants operational support, accounting support, and the annual financial audit. The total amount required for these contracts is $456,995 and must be obligated before contract solicitation and award. The reprogramming request totals $457,600, of which $334,840 will come from savings within the FY24 Total Contracted Services budget and $122,760 from savings within the FY24 total travel budget. This reprogramming request will not increase the budget authority for FY24. ASC staff requests approval as discussed above. The Chair asked for a motion regarding the FY24 ASC Budget Reprogramming Request. J. Giesbrecht made a motion to approve the FY24 ASC budget reprogramming request in the amount of $457,600 in funds from underspent areas of the FY24 budget into areas of the budget that

cover procurement obligations of the ASC's FY25 contracts. S. Chae seconded the motion, and all members present approved.

- **Fiscal Year 2024 Notice of Funding Availability for the Appraisal Foundation**

  R. Frederique presented the FY24 NOFA for the Appraisal Foundation (TAF NOFA). The TAF NOFA incorporates all the comments received from the ASC during the development stage. If approved, the ASC staff can move forward with publishing it. Once published, ASC staff will contact TAF to hold a pre-award kick-off meeting by the end of June. The kick-off meeting will allow the team to go over key elements of the NOFA and provide an opportunity for TAF to ask any questions as they prepare or consider applying for a grant. The Chair asked for a motion regarding the FY24 TAF NOFA. S. Chae made a motion to approve the FY24 TAF NOFA in the amount of $250,000 and delegate to ASC staff the responsibility of correcting non-substantive grammar or typographical errors. E. Davis seconded the motion, and all members present approved.

Z. Martinez thanked ASC members, ASC staff and observers for attending today's meeting. The meeting was adjourned at 10:26 a.m. The next quarterly ASC meeting is scheduled for September 11, 2024.

Attachment: Observer list

Meeting:	**Appraisal Subcommittee Quarterly Meeting**	**Meeting Date:**	June 12, 2024
Contact:	Lori Schuster	**Location:**	Webex
Time:	10:00 AM ET	**Alternate Contact:**	Brian Kelly

Affiliation	Name
Accurate Group	Michele Golden
American Society of Farm Managers and Rural Appraisers	Deanna Ilk
Appraisal Foundation	Kelly Davids
Appraisal Foundation	Edna Nkemngu
Appraisal Foundation	Amy Timmerman
Appraisal Foundation Board of Trustees	Tracy Johnston
Appraisal Institute	Brian Rodgers
Dennis Badger & Associates, Inc.	Dennis Badger
The CE Shop	Melissa Cannata
Consumer Financial Protection Bureau	Kara Allen
Consumer Financial Protection Bureau	Wyatt Fine
Consumer Financial Protection Bureau	Deana Krumhansl
Consumer Financial Protection Bureau	Ericka McDonald
Consumer Financial Protection Bureau	John Schroeder
CoreLogic	Shawn Telford
Federal Deposit Insurance Corporation	Erin Barry
Federal Deposit Insurance Corporation	Stuart Hoff
Federal Deposit Insurance Corporation	Patrick Mancoske

Affiliation	Name
Federal Deposit Insurance Corporation	Meron Wondwosen
Federal Housing Finance Agency	Hanna Pitz
Federal Housing Finance Agency	Renita Roberts
Federal Reserve Board	Trevor Feigleson
Federal Reserve Board	David Imhoff
Federal Reserve Board	Devyn Jeffereis
Federal Reserve Board	Anthony Sarver
Federal Reserve Board	Derald Seid
Federal Reserve Board	Matt Suntag
Freedom Mortgage	Jessica Jenkins-Tomé
Beth L. Graham Appraisals	Beth Graham
The Gemris Group	Bernice Brown
Gregoire & Gregoire, Inc.	Francois Gregoire
Halfpenny Appraisal Services	Donna Halfpenny
CL Harper & Associates	Cathy Harper
Interbank	Josh Tucker
LW Real Estate Services	Lily Wasluskas
National Association of Appraisers	Malinda Griffin
National Credit Union Administration	Rachel Ackmann
National Credit Union Administration	Gira Bose
National Credit Union Administration	Simon Hermann
Office of the Comptroller of the Currency	Carolle Cantwell

Affiliation	Name
Office of the Comptroller of the Currency	Stacey Fluellen
Office of the Comptroller of the Currency	Kevin Lawton
Office of the Comptroller of the Currency	Marta Stewart-Bates
K.L. Scott & Associates	Amanda Roberts
K.L. Scott & Associates	Alex Russell
Santander Bank	Thomas Kokoliadis
Steinley Real Estate Appraisals & Consulting	Craig Steinley
Teel Consulting Services	Pamela Teel
WaFd Bank	Justin Slack
Wells Fargo	Magdalene Vasquez
	Eleanor Bosman-Clark
	David Byerman
	Caroline Perry

Q.7



The Appraisal Foundation Blazes Trail for Next Generation of Appraisers, Funds Pathways to Success Scholarship for Appraiser Diversity Initiative

(Washington, DC) September 30, 2024 –The Appraisal Foundation today announced a new scholarship program which would blaze a trail for aspiring appraisers to fulfill their experience requirements with financial backing. The Foundation will fund $1.22 million over three years to establish the Pathways to Success scholarship, which will be administered by the Appraisal Institute as part of the Appraiser Diversity Initiative. The scholarship is open to all aspiring appraisers and would cover tuition to enroll in a Practical Applications of Real Estate Appraisal (PAREA) module, which fulfills the experience requirement for an appraiser credential.

This multi-year scholarship is the second phase of The Appraisal Foundation's Pathways to Success initiative. Starting in 2021, Pathways to Success began as a conditional grant to support bringing a PAREA module to market. As a result of The Appraisal Foundation's $500,000 investment, the Appraisal Institute brought the first PAREA modules to market in 2023 and celebrated the first graduates earlier this year.

"Today the Foundation is taking a bold step to build the next generation of appraisers," said The Appraisal Foundation President Kelly Davids. "This scholarship program has been a long-held dream for our organization, and I am so pleased that we are moving forward to welcome new people to this exciting profession. I look

Q.8

forward to continuing to champion the importance of building a qualified appraiser workforce for years to come with this program."

In a statement, the Appraiser Diversity Initiative stated, "We are pleased to announce the successful closing of our partnership with The Appraisal Foundation. This achievement reflects the hard work and dedication of all partners. We are eager to embark on this journey together to create value and drive success. Over the past 6 years, our sponsors' contributions have resulted in over 800 scholarships, directly benefiting those in which we serve. We will continue, through joint efforts, to demonstrate the power of working together toward a common goal of overcoming barriers to entry and provide support for opportunities for the next generation of professionals in the appraisal industry. As we look into the future, we remain committed to deepening this collaboration with The Appraisal Foundation and continuing to serve our communities with passion and purpose."

To learn more about PAREA and the Pathway to Success, click **here**. To learn more about the Appraiser Diversity Initiative, click **here**.

--end--



The Fair Housing Act makes it unlawful to discriminate on the basis of race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, or disability. The Act also makes it unlawful to coerce, intimidate, or retaliate against any person in the exercise or enjoyment of, on account of their having exercised or enjoyed, or on account of their having aided or encouraged any other person in the exercise or enjoyment of any right granted or protected by the Act. If you believe you have experienced discrimination, you have the right to file a complaint with HUD by phone at 1-800-669-9777 or online at https://www.hud.gov/fairhousing/fileacomplaint.

Background: The Appraisal Foundation is the nation's foremost authority on the valuation profession. The organization sets the Congressionally-authorized standards and qualifications for real estate appraisers, and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at www.appraisalfoundation.org.

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This message was sent to **tyler.kohtz@nebraska.gov** from **news@appraisalfoundation.org**

The Appraisal Foundation
1155 15th Street NW STE 1111
Washington, DC 20005

iContact
Engage, Wow, and grow your audience



Greetings!

Yesterday, The Appraisal Foundation announced a new scholarship program which would blaze a trail for aspiring appraisers to fulfill their experience requirements with financial backing.

We are investing $1.22 million over three years to establish the Pathways to Success scholarship program, which will be administered by the Appraiser Diversity Initiative. The scholarship is open to all aspiring appraisers and would cover tuition to enroll in a Practical Applications of Real Estate Appraisal (PAREA) module, which fulfills the experience requirement for an appraiser credential.

This multi-year scholarship is the second phase of our Pathways to Success initiative. As many of you may recall, back in 2021, Pathways to Success began as a conditional grant to support bringing a PAREA module to market. As a result of this $500,000 investment, the Appraisal Institute brought the first PAREA modules to market in 2023 and celebrated the first graduates earlier this year.

The Foundation is launching this scholarship program and investing significant resources to demonstrate our commitment to supporting the next generation appraisers. This scholarship program has been a long-held dream for our organization, and I am so pleased that we are moving forward in collaboration with other leaders to welcome new people to the appraisal profession. I look forward to continuing to champion the importance of building a qualified appraiser workforce for years to come.

In a statement, the Appraiser Diversity Initiative stated, "We are pleased to announce the successful closing of our partnership with The Appraisal Foundation. This achievement reflects the hard work and dedication of all partners. We are eager to embark on this journey together to create value and drive success. Over the past 6 years, our sponsors' contributions have resulted in over 800 scholarships, directly benefiting those in which we serve. We will continue, through joint efforts, to demonstrate the power of

In This Newsletter

From the President's Desk: Blazing a Trail for Aspiring Appraisers

Asynchronous Education Provider Request for Proposals

Updates from the ASB

Partner Spotlight

Appraiser Talk

Upcoming Events

October 10: IAC Meeting

October 24-26: BOT Public Meeting

November 7: AQB Public Meeting

November 18: CARE Meeting

November 18-19: TAFAC Meeting

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Q.11

working together toward a common goal of overcoming barriers to entry and provide support for opportunities for the next generation of professionals in the appraisal industry. As we look into the future, we remain committed to deepening this collaboration with The Appraisal Foundation and continuing to serve our communities with passion and purpose."

To learn more about PAREA and the Pathway to Success, click here. To learn more about the Appraiser Diversity Initiative, click here.

This is a thrilling continuation in our long-term plan to take bold steps to welcome the next generation of appraisers. If you would like to join us and contribute to opening *Pathways to Success* for the next generation, please contact me. Together we will accomplish much and open a bright future for aspiring appraisers!

Onward!
Kelly Davids
President

Asynchronous Education Provider Request for Proposals

The Appraisal Foundation has released a request for proposals for asynchronous education providers for a term beginning October 1, 2025. Read the full RFP here and submit your proposal by the October 28th deadline.

Updates from the ASB

The ASB held a Forum on Artificial Intelligence last month. If you missed it, you can catch up here.

You can also watch the full public meeting from last month here.

Partner Spotlight

American Society of Appraisers
ASA announced today the online offering of its complete series of personal property Principles of Valuation courses. The four-course series, beginning on January 27, 2025, covers fundamental content and theory and provides the baseline education required for personal property appraisers seeking ASA accreditation or for experienced appraisers looking to earn CE credit. Learn more here.

ASA is offering new Machinery & Technical Specialties Principles of Valuation courses. We're also hosting three virtual conferences coming up: the new Global Valuation Review Symposium World Tour on October 23, 2024, the Litigation in Valuation Conference on November 21, and the Winter Fair Value Conference on December 5, 2024.

ASA is hosting a new webinar, ME215 – Performing Valuations for Financial Reporting Purposes, taking place on Tuesday, December 10-13, 2024, from 10:00 am to 6:00 pm EST. This advanced virtual course is essential for appraisers looking to enhance their skills in financial reporting valuations. Designed for professionals who already understand basic appraisal theory, the course will cover critical topics, including accounting standards

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applicable to machinery and equipment appraisals, the role of the appraiser in valuation teams, and advanced valuation techniques. Register **here**.

American Society of Farm Managers and Rural Appraisers
The ASFMRA is proud to host the premier event of the year for land professionals this November 18th through the 20th! Meet us in Kansas City, MO for a welcome reception at The College Basketball Experience, engage in breakout sessions and a multitude of networking opportunities. Attend in person for the Ag Tour inclusive of stops at APEX Crop Solutions and the National Agriculture Center and Hall of Fame. Join online or in person for our Rapid Fire Case Studies session, with presentations on Cultivating Precision: Integrating Generative AI into Rural and Agricultural Property, Chattel, for what it's worth and more!

Appraisers Association of America
The Appraisers Association of America will hold Of Value: 2024 National Conference on Wednesday., November 6 and Thursday, November 7, 2024. Wednesday's Keynote speaker is Patrick Bringley, Author, All the Beauty in the World: The Metropolitan Museum of Art and Me. Thursday's keynote speaker is Julia Halperin, Journalist and columnist for The Art Newspaper. For more information on programming and fees visit **https://appraisersassociation.org/events/national-conference**.

International Society of Appraisers
October is a busy time at ISA and we're excited to announce we've opened registration for the 37th annual Assets conference to be held in Washington, DC. Don't miss the exciting line up of speakers, tours, and special events. Register **here**. Also, check out our upcoming courses. Webinar - The History & Appraisal of Textiles, 2024 Appraisal of Fine Arts Course Live! and a 15hr USPAP Course. Check out all our courses **here**.

Massachusetts Board of Real Estate Appraisers
The MBREA will be hosting the 35th New England Appraisers Expo in-person on October 21, 2024. Kevin Sears, president of the National Association of REALTORS will be the keynote speaker. For more info click **here**.

North Carolina Professional Appraisers Coalition
NCPAC continues to grow our education offerings. In an effort to provide what our members have asked for we will be teaching live classes only. Members have brought up the lack of live classes and the loss of the ability to network with other appraisers while learning from peer experiences. NCPAC will be teaching an Excel Class and a Farm Tour Class for The Carolinas Virginias Chapter of the American Society of Farm Managers and Rural Appraisers (ASFMRA) in September 2024.

NCPAC will be holding its annual conference via Zoom this year. Please join us at 9:00 AM on October 8th. We look forward to your participation!

NCPAC continues to provide a voice for our membership by attending both Live and Virtual meetings of TAF, ARRO, TAFAC, ASC, AQB and NCAB. We continue to provide a live stream of all NCAB meetings so that all appraisers in NC can watch the meetings without the expense of travel and loss of work days.

Appraiser Talk

Q.13

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You can check out all episodes **here**.

You can subscribe to Appraiser Talk on Spotify, Apple Podcasts or wherever you get your podcasts. If you have a question you'd like to hear answered on the show, email it to Amy Kaufman at amy@appraisalfoundation.org.

About The Appraisal Foundation

The Appraisal Foundation is the nation's foremost authority on the valuation profession. The organization sets the Congressionally authorized standards and qualifications for real estate appraisers, and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at www.appraisalfoundation.org.

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