

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

**January 15, 2026 Meeting Minutes**

**A. OPENING**

Vice-Chairperson Hermsen called to order the January 15, 2026 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m. by virtual conferencing 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**

Vice-Chairperson Hermsen 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](http://www.nebraska.gov) on January 8, 2026. 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/](https://appraiser.ne.gov/board_meetings/)). A copy of the Open Meetings Act was available for the duration of the meeting. For the record, Board Members Kevin Hermsen of Gretna, Nebraska; Rodney Johnson of Norfolk, Nebraska; Derek Minshull of North Platte, Nebraska; Adam Batie of Kearney, Nebraska; and Lori Johnson of Lincoln, Nebraska were present. Also present were Director Tyler Kohtz, Licensing Programs Manager Karen Loll, and Education Program Manager Kashinda Sims, who are headquartered in Lincoln, Nebraska. Business Programs Manager Colby Falls was absent and excused.

**ADOPTION OF THE AGENDA**

Vice-Chairperson Hermsen reminded those present for the meeting that the agenda cannot be altered twenty-four hours prior to the meeting except for emergency items in accordance with the Open Meetings Act. Board Member R. Johnson moved to adopt the agenda as presented. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**C. ELECTION OF OFFICERS**

Vice-Chairperson Hermsen called for nominations for Chairperson of the Board for 2026. Board Member Minshull nominated Kevin Hermsen as Chairperson of the Board for 2026. Board Member R. Johnson seconded the motion. Vice-Chairperson Hermsen recognized the nomination and asked for any discussion. With no additional nominations or discussion, Vice-Chairperson Hermsen called for a vote. Hermsen was elected with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Chairperson Hermsen called for nominations for Vice Chairperson of the Board for 2026. Board Member Batie nominated Rodney Johnson as Vice Chairperson of the Board for 2026. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the nomination and asked for any additional nominations or discussion. With no additional nominations or discussion, Chairperson Hermsen called for a vote. The motion carried R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved that the Board enter executive session for the purpose of reviewing applicants for credentialing; applications for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of 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 Batie seconded the motion. The time on the meeting clock was 9:05 a.m. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to exit executive session at 9:28 a.m. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Break from 9:28 a.m. to 9:45 a.m.

#### **H. WELCOME AND CHAIR'S REMARKS**

Chairperson Hermsen welcomed all to the January 15, 2026 meeting of the Nebraska Real Property Appraiser Board. Hermsen also welcomed Board Member Lori Johnson to her first Board meeting as a member of the Board. Chairperson Hermsen acknowledged no members of the public were in attendance.

#### **I. NRPAB EMPLOYEE RECOGNITION AWARD**

Director Kohtz notified the Board that each staff member represented the Board with integrity and performed their duties with efficiency and accuracy during FY 2025-26. In addition, applications received for renewal of real property appraiser credentials that expired on December 31, 2025 were processed in an efficient, accurate, and professional manner. In accordance with the Board's Employee Recognition Plan, Kashinda Sims, Karen Loll, Colby Falls, and Tyler Kohtz were each nominated for a \$500.00 monetary gift for excellence in service during the year. These nominations were approved by then Vice-Chairperson Hermsen and are being recognized at today's meeting. The award will appear on the January 21, 2026 payroll. The Board then expressed its gratitude to the Director and staff.

#### **J. BOARD MEETING MINUTES**

##### **1. APPROVAL OF DECEMBER 18, 2025 MEETING MINUTES**

Chairperson Hermsen asked for any additions or corrections to the December 18, 2025 regular meeting minutes. With no discussion, Chairperson Hermsen called for a motion. Board Member Minshull moved to approve the December 18, 2025 regular meeting minutes as presented. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

## **K. DIRECTOR'S REPORT**

### **1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS**

#### **a. Real Property Appraiser Report**

Director Kohtz presented nine charts outlining the number of real property appraisers as of January 15, 2026 to the Board for review and informed the Board that this report provides insight into real property appraiser renewals vs. non-renewals for the fiscal year.

The Director began with the report titled “Real Property Appraisers Credentialed through Education, Experience, and Examination – Five-Year Trend” on page K.1. According to Director Kohtz, the number of real property appraisers credentialed through education, experience, and examination is overall stable compared to January 2025. However, over the five-year period, the certified general and licensed residential classifications show a slow decline, while the certified residential classification has remained stable.

The Director then moved on to the “Real Property Appraisers by Classification Credentialed through Reciprocity – Five-Year Trend” report. According to Director Kohtz, the number of real property appraisers credentialed through reciprocity increased slightly compared to January 2025. Within each classification, certified general continues to increase, while certified residential and licensed residential have remained stable over the past five years.

The Director then guided the Board to the “Total Real Property Appraisers – Five-Year Trend” report on page K.2. Director Kohtz reported that the total number of credentialed real property appraisers, which includes those credentialed through education, experience, and examination and through reciprocity, has remained stable over the past five years. Those credentialed through education, experience, and examination, while having increased between 2025 and 2026, continues to trend downward over the five-year period. Those credentialed through reciprocity continue to increase over the five-year period.

The Director moved on to the “Total Real Property Appraisers by Classification – Five-Year Trend” report. Director Kohtz reported that the certified general classification shows an increase in the number of real property appraisers between 2025 and 2026 and is trending upward over the five-year period. The Director indicated that the certified residential classification shows an increase in the number of real property appraisers between 2025 and 2026, but a slight decline over the five-year period. Director Kohtz then brought attention to the number of trainee real property appraisers and informed the Board that the downward trend established in 2025 continued into 2026. The Director noted that the emergence of PAREA programs may be affecting the number of trainee real property appraisers, but until more time passes, it is difficult to evaluate the effect. The Director then guided the Board to the Supervisory Real Property Appraiser Report found on page K.7 and reported that the change in the number of registered supervisory real property appraisers nearly mirrors the change in the number of trainee real property appraisers. After returning to page K.2, Director Kohtz indicated that the licensed residential classification numbers increased between 2025 and 2026, but the overall trend remains downward over the five-year period.

*(Continued on page 4)*

*(Continued from page 3)*

The Director informed the Board that restrictions placed on the licensed residential classification may be removed at the federal level soon, which would likely lead to an increase in the number of real property appraisers in this classification. LPM Loll noted that license residential classification is the starting point for the PAREA program. Director Kohtz acknowledged LPM Loll's comment and expressed disappointment that changes made to the Criteria a few years ago, which created a direct path from licensed residential to certified residential did not generate an increase in residential real property appraisers. Chairperson Hermsen asked if there was a specific reason for the decline of supervisory real property appraisers. Director Kohtz speculated that it is likely a combination of retirement and low demand due to PAREA.

The Director moved on to the "Total Real Property Appraisers by Classification – Five-Year Trend" report located on page K.3 and reported that the total number of certified, licensed, and trainee real property appraisers is up from 2025, but continues to slowly trend downward over the five-year period due to the decrease in the number of trainee real property appraisers. The total number of certified and licensed real property appraisers increased over 2025 and has been stable over the past five-year period.

Director Kohtz guided the Board to the reports titled "Real Property Appraisers by Classification – Thirteen-Month Trend" and "Total Real Property Appraisers – Thirteen-Month Trend" located on page K.4 and informed the Board that the number of credential holders for each classification declined significantly between December and January. This sharp decrease is due to the inactivation of the credentials for those who were required to renew before January 1, 2026. The Director indicated that he has covered the one-year change between 2025 and 2026 in previous reports, so he will not cover these reports in detail. Director Kohtz asked for any questions or comments.

Finally, the Director presented the "2026-27 Appraiser Count Renewal Progress Report" as of January 14, 2026 to the Board for review, which showed that of the 463 real property appraiser renewals due, 391 renewal applications have been received and approved. Director Kohtz also reported that of the real property appraisers who were to renew their credential for 2026, 84% have renewed; the projected renewal rate is 90%. For the certified general classification, the projected renewal rate is 92%; 82% have renewed, which is behind the typical pace for this classification at this time of year, but the pace seems to be about a week behind normal all season. For the certified residential classification, the projected renewal rate is 94%; 91% have been renewed. For the licensed residential classification, the projected renewal rate is 75%; 90% have renewed. For the trainee classification, the projected renewal rate is 76%; 62% have renewed. Director Kohtz then provided the number of real property appraiser renewals due and the number of real property appraisers that renewed by classification: 220 out of 247 for the certified general classification; 141 out of 150 for the certified residential classification; 27 out of 29 for the licensed residential classification; and 24 out of 37 for the trainee classification. Chairperson Hermsen thanked the Director for the report. 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 December 31, 2025 to the Board for review. The Director reported that the number of temporary credentials issued finished at a five-year high at the end of the calendar year. Director Kohtz informed the Board that significant activity in December has carried over into January. The Director asked for any questions or comments. There was no further discussion.

**c. Supervisory Real Property Appraiser Report**

The Director presented two charts outlining the number of registered supervisory real property appraisers as of January 15, 2026 to the Board for review. The Director reiterated that the number of supervisory real property appraisers mirrors the trend of the number of trainee real property appraisers and 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 January 15, 2026 to the Board for review. The Director indicated that the trend appears to have stabilized since 2024. Director Kohtz asked for any questions or comments. 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 for the period between December 10, 2025 and January 6, 2026. The Director indicated that he had no specific comments and 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 December 10, 2025 and January 6, 2026. The Director asked for any questions or comments. There was no further discussion.

**3. 2025-26 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS**

Director Kohtz presented the 2025-26 NRPAB Goals and Objectives and SWOT Analysis to the Board for review. The Director brought attention to the goal to adopt Title 298 changes to implement the Real Property Appraiser Qualification Criteria effective January 1, 2026 for real property appraisers credentialed prior to January 1, 2026 who upgrade to a higher classification after January 1, 2026 and to implement the CHRC fee changes as increased by the Nebraska State Patrol under the Laws, Rules, and Guidance Documents section and reported that the Attorney General's Office approved the adopted Title 298 changes on January 2, 2026 and that it is now under GPRO review. The Director stated he will provide more details under agenda item Q regarding the events that have taken place since the December meeting. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz welcomed Board Member Lori Johnson and informed the Board that Board Member Johnson attended new board member orientation on January 6, 2026. The Director commented that Board Member L. Johnson picked things up quickly and that she should fit well with the Board. Director Kohtz asked Board Member L. Johnson to let him know if she has any recommendations or critiques for the board member orientation or onboarding process. The Director finished by informing Board Member L. Johnson that he looks forward to serving her.

## **L. FINANCIAL REPORT AND CONSIDERATIONS**

### **1. DECEMBER FINANCIAL REPORT**

The receipts and expenditures for December were presented to the Board for review in the Budget Status Report. The Director brought attention to the “CIO Charges” expense in the amount of \$2,273.17 and reminded the Board that this expenditure is higher than normal, as both the October and November CIO IMS Billing payments are included due to billing issues that needed to be resolved before payment could be made. The Director then moved to the “Non-capitalized Equipment Purchase” amount of \$159.98 and reported that this expenditure is for two new end tables - one for the main area and one for the Director’s office at the new location. Next, the Director guided the Board to the “Lodging” expenditure in the amount of \$1,320.00 and explained that this includes Cornhusker Marriott billing from May to June as well as August to October for board member one-night stays. Due to a technical error at Marriott, the invoices were sent to another agency. BPM Falls worked with Marriott accounting to resolve this issue. The Director reported that the overall expenditures for the month of December were \$35,992.12, and the year-to-date overall expenditures for the fiscal year are \$230,812.80, which amounts to 45.63 percent of the budgeted expenditures for the fiscal year; 50.41 percent of the fiscal year has elapsed.

Director Kohtz then brought the Board’s attention to revenues and reported that the revenues for real property appraiser and AMC renewals were very strong. The Director noted that the renewal revenue is higher than normal for December; however, this was expected from a lower than projected renewal revenues in November. On page L.3, the Director brought attention to the “Operating Transfers Out” in the amount of \$250,000.00 and informed the Board that this is the Appraiser fund and AMC fund cash balance transfer to the State General Fund. Director Kohtz noted that due to this transfer the actual revenue amount is not shown in the report. The Director Kohtz reported that the actual overall revenues for the month of December totaled \$84,461.55, and the year-to-date overall revenues for the fiscal year are \$284,786.92. The Director reiterated that 50.41 percent of the fiscal year had passed. The Director asked if there were any questions or comments regarding the Budget Status Report. There was no further discussion.

Director Kohtz continued to the Budget Status Report for the Real Property Appraiser Fund and AMC Fund and reported that the Real Property Appraiser Fund expenditures for the month of December totaled \$23,814.62, and the year-to-date expenditures for the fiscal year are \$154,789.06, which amounts to 44.79 percent of the budgeted expenditures for the fiscal year. On page L.6, Director Kohtz noted the Operating Transfers Out in the amount of \$150,000.00. The actual Real Property Appraiser Fund revenues were \$73,290.60 for December, and the year-to-date revenues for the fiscal year are \$214,459.89.

*(Continued on page 7)*

*(Continued from page 6)*

Director Kohtz then reported that AMC Fund expenditures for the month of December totaled \$12,177.50, and the year-to-date expenditures for the fiscal year are \$76,023.74, which is 47.44 percent of the budgeted expenditures. On page L.9, Director Kohtz noted the Operating Transfers Out in the amount of \$100,000.00. AMC Fund revenues totaled \$11,170.95 for December, and the year-to-date revenues for the fiscal year are \$70,627.03. The Director asked if there were any questions or comments regarding the Budget Status Report. There was no further discussion.

Director Kohtz presented the MTD General Ledger Detail report for the month of December and reported that batch #8090905, with the Payee/Explanation "LB264 REAL PROP APPR-GF" found on page L.13, was for the aforementioned, Operating Transfers Out for the Appraiser Fund, and on page L.15, batch #8090924, with the Payee/Explanation "LB264 APPRSL MGT CO FD-GF," was for Operating Transfers Out for the AMC Fund. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz presented four graphs illustrating expenses, revenues, and cash balances. The Director noted overall expenditures of \$35,992.12 and revenues of \$84,461.55 for the month of December for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund. Director Kohtz then brought the Board's attention to the NRPAB Twenty-Five Month Expenses/Revenues by Program graph, reiterating that Real Property Appraiser Fund expenditures totaled \$23,814.62, Real Property Appraiser Fund revenues totaled \$73,290.60, AMC Fund expenditures totaled \$12,177.50, and AMC Fund revenues totaled \$11,170.95.

The Director guided the Board to the "NRPAB Twenty-Five Month Cash Balance" chart found on page L.20 and reported that the cash balance the AMC Fund went from \$300,630.01 in November to \$197,698.46 in December, the cash balance for the Appraiser Fund decreased from \$382,892.31 in November to \$278,854.01 in December, and the overall cash balance for both funds went from \$683,522.32 in November to \$476,552.47 in December due to the \$250,000.00 transfer to the State General Fund. There was no further discussion.

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

## **2. ASC SARAS GRANT REPORT**

Director Kohtz presented the Budget Status Report for the SARAS Grant Fund to the Board for review and reported that the CIO Charge of \$6,674.25 includes the October and November CIO IMS Billing expenditures, as previously discussed. The Director noted the low expenditure amount for December is due to the staff placing primary focus on processing real property appraiser renewal applications. Once real property appraiser renewal processing is complete, database work will resume. The Director then asked for any questions or comments. There was no further discussion.

Director Kohtz presented the General Ledger Detail Report for the SARAS Grant Fund. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

Chairperson Hermsen asked for a motion on the December SARAS Grant Fund financial reports. Board Member Batie moved to file the December SARAS Grant Fund financial reports for audit. Board Member R. Johnson seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**3. PER DIEMS:** No discussion.

**M. GENERAL PUBLIC COMMENTS**

Chairperson Hermsen recognized Roger Morrissey and Jamie Illingworth as members of the public in attendance by virtual conferencing and asked for any public comments. With no public comments, Chairperson Hermsen moved on to Education.

**N. EDUCATION**

**1. VALUATION BIAS AND FAIR HOUSING LAWS AND REGULATIONS COURSE UPDATE**

EPM Sims provided a Memo to the Board titled, "Valuation Bias and Fair Housing Laws and Regulations Course Update" to the Board for review. Sims summarized the Memo and indicated that she received a phone call from a real property appraiser who completed the seven-hour Valuation Bias and Fair Housing Laws and Regulations Course through the Appraisal Institute. This education activity is not approved by the Board; however, the Appraisal Institute's website is advertising this education activity as approved by the Board. EPM Sims informed the Board that she has been working with Appraisal Institute to remove the approval language from its website until an Application for Approval as Continuing Education Activity in Nebraska for the seven-hour Valuation Bias and Fair Housing Laws and Regulations Course as well as an Application for Approval as a Qualifying Education Activity in Nebraska have been accepted and approved by the Board office. EPM Sims then provided a general overview of action taken to implement the Valuation Bias and Fair Housing Laws and Regulations Courses. On July 14, 2025, the Board's office sent a letter via email and mailing address to education providers stating that, effective January 1, 2026, all applicants for credentialing are required to complete the eight-hour Valuation Bias and Fair Housing Laws and Regulations Course. The seven-hour Valuation Bias and Fair Housing Laws and Regulations Course must be completed by any credential holder who has not successfully completed the eight-hour Valuation Bias and Fair Housing Laws and Regulations Course within two years. After either course has been completed once, the four-hour or the seven-hour Valuation Bias and Fair Housing Laws and Regulations Course must be successfully completed at least once every two years by each credential holder. EPM Sims provided a list of approved Valuation Bias and Fair Housing Laws and Regulations Courses to date, and indicated that as of January 9, 2026, the Board has two pending Applications for Approval as a Continuing Education Activity in this category.

*(Continued on page 9)*

*(Continued from page 8)*

EPM Sims finished by informing the Board that the real property appraiser applications have all been updated to incorporate the eight-hour Valuation Bias and Fair Housing Laws and Regulations Course and real property appraisers have all been notified through The Nebraska Appraiser. Chairperson Hermsen then stated that real property appraisers should review the Board's website for approved courses in Nebraska. Hermsen also asked if this course offered by Appraisal Institute is approved in other states. EPM Sims confirmed that as of this meeting, it appears that bordering states are likely to have the education activity approved, which is helpful for those who hold more than one real property appraiser credential. Any appraisers who have completed the seven-hour Valuation Bias and Fair Housing Laws and Regulations course via Appraisal Institute have a right to request an Individualized Program of Continuing Education to the Board. There was no further discussion.

**O. UNFINISHED BUSINESS**

**1. 500 SOUTH 16TH STREET DOL BUILDING RELOCATION**

Director Kohtz brought attention to the Board's relocation to 500 South 16th Street and informed the Board that the relocation has been pushed back to April 1, 2026. Board Member R. Johnson asked which floor the office will be on and whether the square footage is the same. Director Kohtz responded that the office will be on the second floor of the building and that the square footage is significantly smaller. LPM Loll reminded the Board that the conference room will not be part of the office but will need to be reserved for each meeting. There was no further discussion.

**2. EXPLORE SARAS GRANT TO INCREASE NUMBER OF NEBRASKA RESIDENT REAL PROPERTY APPRAISERS**

Director Kohtz brought attention to the agenda item to explore SARAS Grant to increase the number of Nebraska resident real property appraisers and informed the Board that the narrative is complete. BPM Falls is tasked with completing a chart to outline the projected expenditures for budgeting. The Director then asked the Board whether it would like to review the narrative as is or to submit it to the ASC for preliminary review first. The Board agreed that Director Kohtz should submit the narrative to the ASC for preliminary review prior to the Board's review. Director Kohtz informed the Board that he will carry out this request. There was no further discussion.

**P. NEW BUSINESS:** No discussion.

## **Q. LEGISLATIVE REPORT AND BUSINESS**

### **1. 109TH LEGISLATURE (2ND REGULAR SESSION)**

#### **a. Bills of NRPAB Interest**

Director Kohtz presented the first legislative report for the current session to the Board for review. The Director informed the Board that the bills found on pages Q.1 through Q.6 are bills the Board was following during the last Legislative session that have been carried over to the current session. According to Director Kohtz, there will likely be no movement on the majority of these bills, as they were either held in committee, or the language was rolled into other bills as amendments. The Director informed the Board that he would provide a summary for each bill in the legislative report introduced during the current session, and asked board members to let him know if any discussion is needed on any of the bills. The following bills were discussed:

**LB772** – The Director reported that LB772 would eliminate provisions relating to transfers from certain funds to the State General Fund as provided. Director Kohtz informed the Board that, in section 53, the AMC Fund is included; however, the Appraiser fund is not included in this bill. Director Kohtz asked the Board if it would like for him to bring to the sponsoring Senator’s attention, the fact that the Appraiser Fund was omitted. The Director also indicated that he does not expect this bill to move out of committee, so it may not be the best use of time if the bill has no chance of advancing. The Board agreed with the Director’s assessment and requested that he not address the Appraiser Fund issue until the bill is placed on General File.

**LB776** – The Director reported that LB776 would provide a duty for each state agency to examine fees charged.

**LB799** – The Director reported that LB799 would provide a duty for each state agency to provide a report on service contracts awarded by a city, county, or state agency for the provision of legal services, accounting services, financial consulting services, management consulting services, health care services, engineering services, architectural services, information technology services, marketing and advertising services, human resources consulting services, environmental consulting services, educational and training services, snow removal and hauling services, janitorial services, custodial and cleaning services, yard maintenance services, or tree removal services. The report shall contain the following information: (1) The name and address of each individual or entity that was awarded a service contract during the most recently completed fiscal year and the type of service involved in each such contract; (2) The total dollar value of service contracts awarded during the most recently completed fiscal year; (3) The total dollar value of service contracts awarded during the most recently completed fiscal year to an individual or entity located within an economic redevelopment area or a qualified census tract; and (4) A description of any efforts made by the city, county, or state agency to increase the number of service contracts awarded to individuals and entities located within economic redevelopment areas and qualified census tracts.

**LB800** – The Director reported that LB800 updates the state building and energy codes to include Chapter 11 of the 2024 edition of the International Building Code and to include Chapter 13 of the 2024 edition of the International Residential Code. Director Kohtz reported that the hearing will take place on January 20, 2026.

**LB801** – The Director reported that LB801 mirrors LB800 and that the hearing will take place on January 20, 2026.

**LB878** – The Director reported that LB878 defines maternity leave and provides eligibility for qualified state employees. Director Kohtz informed the Board that introduction of this bill is interesting as it includes the same language as LB224 that was carried over from the last session.

**LB898** – The Director reported that LB898 changes the virtual conferencing requirements in the Open Meetings Act to allow public bodies whose members are not appointed or elected on a statewide basis, or public bodies whose functions are advisory or conducting studies, to hold more than one-half of its meetings by virtual conferencing if such public body holds at least one meeting each calendar year that is not by virtual conferencing. Director Kohtz noted that a legal opinion may be needed to determine the applicability of this language to the Board as three board members represent the congressional district of Nebraska, while two are at-large representatives.

Director Kohtz then informed the Board that Senator Kauth filed floor amendments to “strike the enacting clause” on all the new bills in the legislative report. The Director indicated that he will notify the Board if any further action takes place. Director Kohtz asked for any additional questions or comments concerning the legislative report. The Director requested that if there is a bill that is not included in the report that may be of importance to the Board, he be contacted to have it added to the list. Chairperson Hermsen thanked Director Kohtz for the report. There was no further discussion.

**b. Bills of NRPAB Interest**

Director Kohtz informed the Board he received a phone call from the agency’s state budget analyst Ryan Walton informing him that the state intends to transfer another \$100,000.00 from the AMC Fund to the State General Fund during the current legislative session. The bill is expected to be introduced either today or tomorrow. The Director then asked for any questions or comments. Board Member Minshull expressed concern about the AMC Fund’s solvency. Director Kohtz informed the Board that he shared this concern with Walton. Specifically, the fund would not contain a sufficient balance to protect the Board against a catastrophic event, such as a lawsuit or if a disciplinary matter was appealed to district court. In addition, if the ASC SARAS Grants could no longer be utilized for technology projects, there would be no available funds for these projects. The Director then informed the Board that he asked Mr. Walton what would happen if one of the events mentioned were to occur and the Board could not make payment due to the lack of funds. Mr. Walton responded that the agency could file a claim with State Risk Management. Director Kohtz noted that filing such a claim with Risk Management would likely give the appearance of irresponsibility, incompetence, or mismanagement on the Board’s part. Chairperson Hermsen asked if any other agency has had to take this step before. Director Kohtz responded that as far as Mr. Walton was aware, there has been no such claim filed. The Director speculated that the hearing for the bill will take place in February and indicated that he intends to oppose the fund transfer. The Director then asked the Board if it agrees, or if it would like for him to take another approach.

*(Continued on page 12)*

*(Continued from page 11)*

The Board agreed that the Director should testify in opposition to the fund transfer. Chairperson Hermsen then brought attention to the need to increase the fund balance rapidly if this transfer takes place and recommended that the Board review the agency's fee schedule during this year's strategic planning meeting. Director Kohtz agreed. There was no further discussion.

**2. PROPOSED CHANGES TO TITLE 298 OF THE ADMINISTRATIVE CODE**

Director Kohtz reminded the Board that at the December meeting he informed the Board that the adopted changes to Title 298 of the Nebraska Administrative Code were submitted to the Attorney General's Office for review. At that time, the AGO deemed the submission deficient because no Governor's Checklist was included and the Certificate of Adoption failed to meet the information requirements outlined in statute. The Director reminded the Board that a Governor's Checklist document was not required with the previous submission to the AGO. This issue affected submissions from multiple agencies. In December, the Director also informed the Board that he was working with the AGO to resolve this issue. Director Kohtz reported that the AGO has approved the adopted changes to Title 298. To resolve the issue, a manually created Certificate of Adoption was submitted and a document meeting the requirements of the Governor's Checklist was attached to the file for the GPRO's review. Title 298 is now under review by the Governor's Policy and Research Office. Chairperson Hermsen thanked Director Kohtz for the report. There was no further discussion.

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

**R. ADMINISTRATIVE BUSINESS**

**1. GUIDANCE DOCUMENTS:** No discussion.

**2. INTERNAL PROCEDURAL DOCUMENTS:** No discussion.

**3. FORMS, APPLICATIONS, AND PROCEDURES:** No discussion.

**4. REAL PROPERTY APPRAISER APPLICANT EXPERIENCE REVIEW SUBCOMMITTEE ASSIGNMENTS**

Director Kohtz informed the Board that, with a new board member, it must establish new Real Property Appraiser Applicant Experience Review Subcommittee Assignments in accordance with Internal Procedure 202301. Director Kohtz indicated that he has made recommendations for each subcommittee; however, the Board is free to establish the makeup of the subcommittees as it sees fit. Chairperson Hermsen asked for any discussion. With no discussion, Chairperson Hermsen called for a motion to rename the existing Real Property Appraiser Applicant Experience Review Subcommittees. Board Member Minshull moved to rename existing Real Property Appraiser Applicant Experience Review Subcommittee 2025A, Batie, to 2026A; 2025B, Hermsen and Batie, to 2026B; 2025C, R. Johnson. and Batie, to 2026C; 2025D, Hermsen, to 2026D; 2025E, Hermsen and R. Johnson., to 2026E; and 2025F, R. Johnson., to 2026F. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With none, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Chairperson Hermsen called for a motion to nominate Board Member L. Johnson to the Real Property Appraiser Applicant Experience Review Subcommittees 2025A, 2025D, and 2025F. Director Kohtz informed the Board that the Subcommittees should be 2026A, 2026D, and 2026F. Chairperson Hermsen retracted this motion and called for a motion to nominate Board Member L. Johnson to the Real Property Appraiser Applicant Experience Review Subcommittees 2026A, 2026D, and 2026F. Board Member R. Johnson moved to nominate Board Member L. Johnson for Real Property Appraiser Applicant Experience Review Subcommittees 2026A, 2026D, and 2026F. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With none, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

## **S. OTHER BUSINESS**

- 1. BOARD MEETINGS:** No discussion.
- 2. CONFERENCES/EDUCATION:** No discussion.
- 3. MEMOS FROM THE BOARD:** No discussion.
- 4. QUARTERLY NEWSLETTER:** No discussion.
- 5. APPRAISAL SUBCOMMITTEE:** No discussion.

### **6. THE APPRAISAL FOUNDATION**

#### **a. First Exposure Draft – Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment\_January 2, 2026**

Director Kohtz presented the document titled, “Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment” to the Board for review. The Director reported that this exposure draft has two parts. The first part is the proposed “Advisory Option 41: Use of Technology in an Appraisal or Appraisal Review Assignment.” This advisory opinion informs appraisers of their responsibilities when using technological tools in appraisal and appraisal review assignments to ensure compliance with USPAP. In addition, AO-41 provides guidance that applies to a multitude of technology tools including automated models, algorithmic systems, and generative artificial intelligence. The second part is proposed changes to the USPAP Guidance and Reference Manual. AO-18, Use of an Automated Valuation Model and AO-37, Computer Assisted Valuation Tools would be retired. Board Member R. Johnson asked if real property appraisers have to disclose use of artificial intelligence in their reports. Director Kohtz responded that this is correct and added that this has always been the case - AO-41 simply explains this in detail.

#### **b. ASB Webinar – First Exposure Draft – Proposed New Advisory Option 41\_January 13, 2026 at 1:00 p.m. ET**

Director Kohtz informed the Board that The Appraisal Foundation’s Appraiser Standards Board will hold a webinar for the First Exposure Draft - Proposed new Advisory Option 41 on January 13, 2026 at 1:00 p.m. ET. There was no further discussion.

**c. AQB Webinar – First Exposure Draft & Concept Paper \_ January 22, 2026 at 1:00 p.m. ET**  
Director Kohtz informed the Board that The Appraisal Foundation’s Appraiser Qualifications Board will hold a webinar for the First Exposure Draft and Concept Paper on January 22, 2026 at 1:00 p.m. ET. There was no further discussion.

**d. TAF January Newsletter**

Director Kohtz presented The Appraisal Foundation’s January 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 further discussion.

**7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS**

**a. AARO December 2025 Newsletter**

Director Kohtz presented The Association of Appraiser Regulatory Officials December 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 further discussion.

**8. GOVERNMENT-SPONSORED ENTERPRISES**

**a. Fannie Mae**

**i. Fannie Mae Appraisal Update\_ December 17, 2025**

Director Kohtz presented the Fannie Mae document titled, “Appraiser Update” to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

**ii. Fannie Mae Quality Insider\_ December 18, 2025**

Director Kohtz presented The Fannie Mae document titled, “Quality Insider” to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

**b. Freddie Mac**

**i. GSE Appraiser Capacity\_ December 2025**

Director Kohtz presented the Freddie Mac document titled, “GSE Appraiser Capacity” to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

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

**D. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER**

The Board reviewed applicants CG2024013R and CG2020021R. Chairperson Hermsen asked for a motion on CG2024013R and CG2020021R.

Board Member R. Johnson moved to take the following action:

**CG2024013R / Approve the 2026-27 Application for Renewal of Real Property Appraiser Credential and issue a written advisory to carefully read and truthfully answer all disciplinary questions on any future application to the Board.**

Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to take the following action:

**CG2020021R / Approve the 2026-27 Application for Renewal of Real Property Appraiser Credential and issue a written advisory to carefully read and truthfully answer all disciplinary questions on any future application to the Board.**

Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**E. REGISTRATION AS AN APPRAISAL MANAGEMENT COMPANY:** No discussion.

**F. COMPLIANCE MATTERS**

The Board reviewed compliance matter 25-09.

**G. OTHER EXECUTIVE SESSION ITEMS**

**1. General**

**a. 2026.01**

The Board reviewed a matter in which an appraisal management company answered “no” Question #2 pertaining to previous disciplinary action on its Application for Renewal of Nebraska Appraisal Management Company Registration submitted on November 21, 2024. The State of Florida Department of Business and Professional Regulation ("FDBPR") filed a Division of Real Estate Uniform Disciplinary Citation pertaining to the FDBPR Complaint #2024008098 on February 13, 2024. Board Member R. Johnson moved to issue a written advisory for the organization to carefully read and truthfully answer all disciplinary questions on any future application to the Board. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**b. 2026.02**

The Board reviewed a matter in which an appraisal management company answered “no” Question #2 pertaining to previous disciplinary action on its Application for Renewal of Nebraska Appraisal Management Company Registration submitted on December 31, 2024. The State of Florida Department of Business and Professional Regulation (“FDBPR”) issued a Final Order pertaining to Case #2023-000930 on October 25, 2023. Board Member R. Johnson moved to issue a written advisory for the organization to carefully read and truthfully answer all disciplinary questions on any future application to the Board. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**c. 2026.03**

The Board reviewed an appraisal management company’s surety bond status. The organization may not hold an active surety bond as required by Neb. Rev. Stat. § 76-3203(2). Board Member R. Johnson moved to issue a written advisory to AMC to inform the organization that it must maintain a surety bond through January 17, 2027. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

2. **Personnel Matters:** No discussion.

**T. ADJOURNMENT**

Board Member Minshull moved to adjourn the meeting. Board Member Batie seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye. At 11:00 a.m., Chairperson Hermsen adjourned the January 15, 2026 meeting of the Nebraska Real Property Appraiser Board.

Respectfully submitted,

Tyler N. Kohtz  
Director

These minutes have been made available for public inspection on January 29, 2026, in compliance with Nebraska Revised Statute § 84-1413(5).